WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047924 DEEDWARR
Recvd: 06/06/17 10:34 2 pgs
Fees:12.00 Taxes:0.00
20170606-0056519

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-17-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael W. Pence, 1050 Bewley Hollow Road, Elizabethtown, Kentucky 42701

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Patsy A. Pence Revocable Living Trust Dated the ___ day of_____, 2017	Michael W. Pence	MAP 175
(NAME) 1050 Bewley Hollow Road	(NAME) 1050 Bewley Hollow Road	PARCEL 202
(ADDRESS) Elizabethtown, KY 42701	(ADDRESS) Elizabethtown, KY 42701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL W. PENCE and PATSY A. PENCE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAGINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE PATSY A. PENCE REVOCABLE LIVING TRUST DATED THE 18 DAY OF April, 2017,** ITS SUCCESSORS AND ASSIGNS, HEREINAFTER CALLED THE GRANTEE, IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying in Nashville, Davidson County, Tennessee, being known as Lot 2, on the plan of Star Subdivision, as of record in Plat Instrument No. 20000310-0025164, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated 11/30/06 by R. Scot Cherry, RLS #1512, 622 West Iris, Nashville, TN, as follows:

Beginning at an existing iron rod on the southerly right of way line of Old Hickory Blvd. at corner common with James M. Cunningham as of record in Deed Book 4798, Page 128, as said Register's Office; thence with the southerly right of way line of Old Hickory Blvd., South 68 deg. 09' 08" East 109.32 feet to an iron rod set at a corner common with Stafford Partners No. 1, LP as of record in Deed Instrument 20030811-0113996 at said Register's Office; thence leaving the southerly right of way line of Old Hickory Blvd. with the westerly property line of Stafford Partners No. 1, LP, South 10 deg. 03' 35" West 426.17 feet to an existing iron rod at a corner common with Michael R. Johnson as of record in Deed Instrument 20030708-0093526 at said Register's Office; thence with the westerly property line of Michael R. Johnson, South 09 deg. 52' 30" West 252.15 feet to an existing iron rod at a corner common with Superior Investments as of record in Deed Instrument 20030501-0058220 at said Register's Office; thence with the northerly property line of Superior Investments, North 75 deg. 58' 13" West 242.38 feet to an existing iron rod at a corner common with Rhino Realty, LLC, as of record in Deed Instrument 20050128-0010685, at said Register's Office; thence with the easterly property line of Rhino Realty, LLC, North 15 deg. 21' 45" East, 365.11 feet to an existing iron rod at a corner common with said James M. Cunningham; thence with the property line of James M. Cunningham, South 67 deg. 18' 24" East, 63.44 feet to an existing iron rod; thence North 16 deg. 36' 05" East, 336.39 feet to the point of beginning, containing 144,121 square feet (2.80 acres more or less).

Being the same property conveyed to Michael Pence and wife, Patsy Pence by deed from Greenway Enterprises Partnership of record in Instrument 20070122-0008310, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the Plan of record in Instrument 20000310-0025164, said Register's Office.

Subject to Stormwater Detention Agreement of record in Instrument No. 20010913-0099915, said Register's Office.

Taxes for the year 2017 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.

This is unimproved property known as 12619 Old Hickory Blvd., Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of April, 2017.

Michael W. Pence

MICHAEL W. PENCE

Patsy A. Pence

PATSY A. PENCE

STTE OF KENTUCKY
COUNTY OF HARDIN

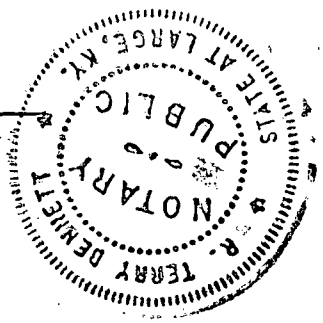
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael W. Pence and Patsy A. Pence, husband and wife, the Grantors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Radcliff, Kentucky, this 18th day of April, 2017.

Commission expires: August 15, 2018

R. Terry Dennett

Notary Public



H:RealEstate/RTB-Pence/Mike&PatsytoPatsyTrust-TN-12619 Old Hickory Blvd