WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047924 DEEDWARR
Recvd: 06/06/17 10:35 2 pgs
Fees:12.00 Taxes:0.00
20170606-0056521

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

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

Notary Public

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

MARY LEE ERNST NOTARY PUBLIC KY STATE AT LARGE

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 40
(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:

Land in Davidson County, Tennessee, according to a survey dated 4/18/07 by Steven D. Delle, RLS #1710, Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, more particularly described as follows:

Beginning at an iron rod in the south right of way of Old Hickory Blvd., said point also being the northeast corner of the property described hereon (Parcel 40 on Tax Map 175), South 68 deg. 08' 58" East, a distance of 173.38 feet to an iron rod; thence leaving said right of way, South 16 deg. 31' 40" West, a distance of 336.45 feet to an iron rod; thence North 67 deg. 12' 31" West, a distance of 63.50 feet to an iron rod; thence North 67 deg. 16' 44" West, a distance of 141.66 feet to an iron rod; thence North 22 deg. 36' 56" East, a distance of 51.00 feet to an iron rod; thence North 21 deg. 49' 20" East, a distance of 280.81 feet to the point of beginning and containing 62,970 square feet or 1.446 acres of land, more or less.

Being the same property conveyed to Michael W. Pence and wife, Patsy A. Pence, by Deed dated July 23, 2007, from James Michael Cunningham of record as Instrument No. 10070807-0094253 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3, Page 4, Chancery Court at Nashville, TN.

Subject to Lease Agreement of record in Book 10237, Page 785; Assignment and Assumption of Ground Lease Agreement of record as Instrument No. 20060327-0034757; and Easement to Global Signal Acquisitions IV, LLC of record as Instrument No. _____.

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

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

This is unimproved property known as 12623 Old Hickory Boulevard, 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 18 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 18 day of April, 2017.

Commission expires: 9-17-18

Mary Lee Hurst #517425

Notary Public

MARY LEE HURST NOTARY PUBLIC KY. STATE AT LARGE

H:RealEstate/RTB-Pence/Mike&PatsytoPatsyTrust-TN-1.446Acres