WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047924 DEEDWARR
Recvd: 06/06/17 10:35 2 pgs
Fees:12.00 Taxes:0.00
20170606-0056522

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Michael W. Pence
Affiant

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

Mary Lee Hurst
Notary Public

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

NOTARY PUBLIC LEE HURST 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 18 day of April, 2017	Michael W. Pence	MAP 183.00
(NAME) 1050 Bewley Hollow Road	(NAME) 1050 Bewley Hollow Road	PARCEL 010
(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 **THEIR UNDIVIDED ONE-HALF (1/2) INTEREST** 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 the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being the northwest corner of Lot No. 2 on the plan of the lands belonging to the estate of Benjamin Johnson, deceased, as of record in Minute Book "N", page 341, County Court for said County, and described according to a survey made by James R. Stinson, RLS #1621, May 27, 1999, as follows:

Beginning at a new iron rod in the easterly margin of Old Hickory Blvd.; thence along said margin, N 12 degrees 15 minutes 51 seconds East 209.02 feet to a new iron rod; thence leaving Old Hickory Blvd. and along the southerly line of Moss Properties, Ltd., L.P. as recorded in Book 10750, page 230, Register's Office for Davidson County, Tennessee, and generally along an old fence, South 83 degrees 04 minutes 27 seconds East 332.79 feet to an old iron rod at a fence corner; thence along the lines of Paul Gold, Trustee as recorded in Book 6805, page 409, Register's Office for Davidson County, Tennessee, South 08 degrees 32 minutes 02 seconds West 207.91 feet to an old iron rod at a fence corner; thence North 83 degrees 07 minutes 16 seconds West 346.41 feet to the Point of Beginning and containing 1.62 acres.

Being the same property conveyed to Robert S. Reininger and wife, Tonya P. Reininger, a one-half undivided interest, and Michael W. Pence and wife, Patsy A. Pence, a one-half undivided interest, by Deed from R.E.P.P., Inc. of record in as Instrument No. 20030113-0005121, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE AND ITS COVENANT OF WARRANTY IS SUBJECT TO:
1. 2017 taxes; and
2. Easement for right of way of Hobson Road.

This is unimproved property known as 1.62 acres of land on Old Hickory Blvd., Nashville, TN.

TO HAVE AND TO HOLD said **ONE-HALF (1/2) INTEREST** in 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 Ernst #517425

Notary Public

MARY LEE ERNST NOTARY PUBLIC KENTUCKY STATE AT LARGE

H:RealEstate/RTB-Pence/Mike&PatsytoPatsyTrust-TN-1.62acres