# WARRANTY DEED

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

20170606-0056523

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,750.00

Michael W. Pence
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 18 day of April, 2017 | Michael W. Pence | MAP 183-39.00 |
| (NAME) 1050 Bewley Hollow Road | (NAME) 1050 Bewley Hollow Road | PARCEL 40.00 |
| (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:

Property lying in southeastern Davidson County, Tennessee, and bounded on the north and east by Muci Drive, on the south by property belonging to Bruce Gold of record in Deed Book 11668, Page 158 and by property belonging to Robert Reininger of record in Instrument No. 20030113-0005121, said Register's Office, and by Old Hickory Blvd. and more particularly described as follows:

Lot #3: Beginning on an iron pin set on the west margin of Muci Drive (having a 60' R.O.W.) and the terminus of Muci Drive; thence, leaving the west margin of Muci Drive with Gold's north line, N-82°05'00"-W, 227.43' to an iron pin set in a rock pile in the old fence; thence, N-11°09'00"-E, with the east line of Lot 2 of this survey, 177.43' to an iron pin on the south margin of Muci Drive; thence, with the south margin of Muci Drive; thence, S-78°51'00"-E, with the south margin of said road, 52.82' to an iron pin set on the west margin of Muci Drive; thence, around a curve to the right with a radius of 174.99', an arc distance of 264.05' and with a chord bearing S-35°28'50"-E and a chord distance of 239.70' to an iron pin set on the west margin of Muci Drive, the point of beginning and containing 0.742 acres, more or less, or 32,3113 sq. ft. according to a survey by Galyon W. Northcutt, TN RLS #1529, dated November 21, 2005 and revised December 5, 2005.

Lot #2: Beginning on an iron pin set at the intersection of the east margin of Old Hickory Boulevard and the south margin of Muci Drive; thence, with the south margin of Muci Drive, S-78°51'00"-E, 168.75' to an iron pin at the northeast corner of this lot and the northwest corner of Lot #3 of this survey; thence, leaving the south margin of Muci Drive with the west property line of Lot 3, S-11°09'00"-W, 177.43' to an iron pin set in a rock pile at the southwest corner of Lot 3 and the southeast corner of Lot 2; thence, N-82°05'00"-W, 186.88' to an iron pin set on the east margin of Old Hickory Boulevard; thence, with the east margin of Old Hickory Boulevard, N-16°34'10"-E, 188.81' to an iron pin, the point of beginning and

containing 0.744 acres, more or less, 32,3413 sq. ft., according to a survey by Gaylon W. Northcutt, TN RLS #1529, dated November 21, 2005 and revised December 5, 2005.

Being the same property conveyed to Michael W. Pence and wife, Patsy A. Pence and Robert S. Rininger and wife, Tonya Rininger, by Deed from Charles Michael James, married, of record as Instrument No. 20051212-0149185, in the Office of the Register for Davidson County, Tennessee.

These two lots are subject to a "Slope Easement" that is adjacent to and generally parallel with the southerly margin of Muci Drive. The easement extends southwardly approximately 40' to an irregular line running generally parallel with the southern margin of Muci Drive.

This conveyance is made subject to: Restrictive Covenants of record in Book 9842, Page 809; Permanent Easement for fill grading and access of record in Instrument No. 20020819-00099783; Permanent Easement to Nashville Gas of record in Book 9909, Page 294; all matters shown on plat of record in Plat Book 4175, Page 143; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (4) building restrictions; and (5) other matters of public record.

This is unimproved property known as Lots 2 & 3 of Duke's Hidden Meadows, Antioch, TN 37013.

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 Hurst #517425
Notary Public

MARY LEE HURST NOTARY PUBLIC KY STATE AT LARGE

H:RealEstate/RTB-Pence/Mike&PatsytoPatsyTrust-TN-Lots2&3