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Fees: \$23.00
Christian County, KY
Michael Kem County Clerk

**COMMISSIONER'S DEED
CHRISTIAN CIRCUIT COURT
DIVISION I
CIVIL ACTION NO. 15-CI-00761**

BK **32** PG **103-107**

THIS DEED is made and entered into on this ____ day of _____, 2016, by and between **Lee M. Harton**, Master Commissioner of the Christian Circuit Court, Party of the First Part, and **DALLAS BRAWNER AND BRENDA BRAWNER**, husband and wife, Party of the Second Part, the address of the Party of the Second Part being 1202 South Main Street, Hopkinsville, KY 42240.

W I T N E S S E T H:

THAT WHEREAS, on December 11, 2015, a Judgment and Order of Sale was entered by the Christian Circuit Court in a case styled "Branch Banking and Trust Company, Plaintiff, against Alan Gilkey, aka Alan Dale Gilkey, aka Alan D. Gilkey and Midland Funding LLC, Defendant," in which the Court ordered the within described property to be sold by the Master Commissioner after first having said property appraised under oath by two disinterested intelligent housekeepers of the county and advertising said sale according to law;

AND WHEREAS, on March 14, 2016, said property was offered for sale at the Christian County Courthouse and Dallas Brawner, being the highest bidder, became the purchaser of same at a price of \$55,000.00, whereupon the Master Commissioner made his report to the Court which, after lying over more than ten days, was confirmed by order of the Court entered April _____, 2016;

Delivered to Dallas Brawner

JUL 08 2016 2016

AND WHEREAS, the buyer's, Dallas Brawner and Brenda Brawner have paid the entire purchase price to the Master Commissioner.

NOW THEREFORE, in consideration of the premises and in obedience to the aforesaid Order of Confirmation, the Master Commissioner has this day bargained and sold and does by these presents confirm and convey in fee simple unto the Party of the Second Part, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns, all of the right, title and interest of Branch Banking and Trust Company; Alan Gilkey, aka Alan Dale Gilkey, aka Alan D. Gilkey and Midland Funding LLC, in and to the following described real property situated at 505 Wayne Drive, Hopkinsville, Christian County, Kentucky, and more particularly described as follows to wit:

Being Lot 9 in Section B of the Rolling Acres Subdivision to the City of Hopkinsville, a plot of which is recorded in the office of the Christian County Court Clerk in Plat Cabinet 2, File 53 (formerly Plat Book 1, at Page 157).

Being the same property conveyed to Alan Gilkey, single, by deed dated September 27, 2004 from Ernestine P. Montgomery, a widow, which deed is recorded in Deed Book 610, Page 619, Christian County Clerk's Office.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, in fee simple unto the said Party of the Second Part, for and during their joint lives with remainder in fee simple to the survivor of



them, his or her heirs and assigns, the Master Commissioner warranting same so far as he is bound and authorized to do and no further.

IN TESTIMONY WHEREOF, the said Lee M. Harton, Master Commissioner aforesaid, has hereunto set his hand the day and year first above written.



Lee M. Harton
Master Commissioner

EXAMINED & APPROVED:



JUDGE, CHRISTIAN CIRCUIT COURT

COMMONWEALTH OF KENTUCKY)
):SCT
CHRISTIAN CIRCUIT COURT)

I, Gary J. Haddock, Clerk of the Christian Circuit Court, do hereby certify that on the 1st day of April, 2016, this deed from Lee M. Harton, Master Commissioner, to Dallas Brawner and Brenda Brawner, was produced in Court and duly acknowledged by the said Master Commissioner to be his act and deed for the purpose therein mentioned, and being examined and approved by the Court, is ordered to be certified to the Christian County Clerk for recording.

GARY J. HADDOCK, CLERK

By: Karen Meacham



Consideration Certificate and Tax Bill Address


The property tax bill for the current tax year may be sent to:

Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, OH 45201-5480

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantees join in execution of this deed for the purpose of certifying the consideration and the tax bill address pursuant to KRS 382.135.



LEE M. HARTON
Master Commissioner



Dallas Brawner
Grantee



Brenda Brawner
Grantee

COMMONWEALTH OF KENTUCKY)
):SCT
COUNTY OF CHRISTIAN)

The foregoing Consideration Certificate was acknowledged and sworn to before me by Lee M. Harton, Master Commissioner, this 29th day of March, 2016.

My commission expires: 12-10-16

Deana R. Henson
NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY)
):SCT
COUNTY OF CHRISTIAN)

The foregoing Consideration Certificate was acknowledged and sworn to before me by Dallas Brawner and Brenda Brawner., as Grantees, this 5th day of July, 2016.

My commission expires: 2-02-20

Deana R. Henson
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Lee M. Harton, Master Commissioner
1606 South Main Street
P. O. Box 1009
Hopkinsville, Kentucky 42241-1009
(270) 885-4687

[Signature]