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Page 1 of 6
Fees: \$26.00 Tax: \$45.00
Christian County, KY
Michael Kem County Clerk
BK 718 PG 582-587

D E E D

THIS DEED OF CONVEYANCE, made and entered into this 21 day of October, 2015, by and between JOHN W. MCPHERSON, JR. 2001 IRREVOCABLE TRUST, JOHN W. MCPHERSON, JR., TRUSTEE, 232 Pearl Street, Franklin, TN 37064, hereinafter referred to as GRANTOR; and DALLAS BRAWNER and BRENDA BRAWNER, his wife, 1202 South Main Street, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTEES; The in care of address for the property tax bill is 1202 South Main Street Hopkinsville, KY 42240.

W I T N E S S E T H:

THAT for and in consideration of the sum of FORTY FIVE THOUSAND DOLLARS (\$45,000.00), all of which is cash in hand paid, the receipt of which is hereby acknowledged by Grantor, Grantor has this day bargained, sold, aliened and conveyed, and does by these presents hereby bargain, sell, transfer and convey unto Grantees, Dallas Brawner and Brenda Brawner, his wife, equally and jointly for their joint lives, with the remainder, upon the death of either of them, unto the survivor of them, in fee simple, his or her heirs and assigns forever, the following described real estate located in Hopkinsville, Christian County, Kentucky, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Delivered to D Cottrell
10-23 2015

b

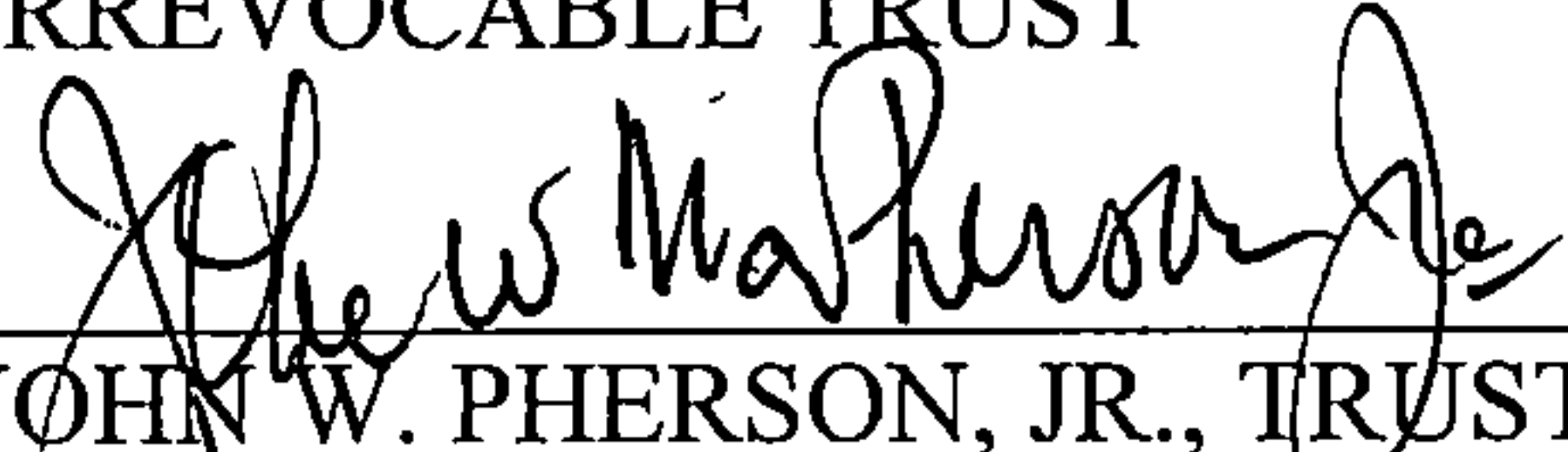
TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantees, Dallas Brawner and Brenda Brawner, his wife, equally and jointly for their joint lives, with the remainder, upon the death of either of them, unto the survivor of them, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid or to be paid for the property transferred hereby.

IN TESTIMONY WHEREOF, witness the hands of Grantor and Grantees hereto, this the day and date first above written.


GRANTOR:

JOHN W. MCPHERSON, JR. 2001
IRREVOCABLE TRUST



JOHN W. PHERSON, JR., TRUSTEE

GRANTEES:



DALLAS BRAWNER



BRENDA BRAWNER

COMMONWEALTH OF KENTUCKY)
)SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by John W. McPherson, Jr., Trustee of the John W. McPherson 2001 Irrevocable Trust, to be his free act and deed, this 21 day of October, 2015.

My Commission Expires:

10/22/2016

NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY)
)SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by Dallas Brawner and Brenda Brawner, his wife, to be their free act and deed, this 21 day of October, 2015.

My Commission Expires:

10/22/2016

NOTARY PUBLIC 475166

Prepared by:

A handwritten signature in black ink, appearing to read 'D. Cotthoff', written over a horizontal line.

DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 West Ninth Street, P.O. Box 536
Hopkinsville, Kentucky 42241

EXHIBIT "A"

Tract No. 1 (2013 Oak Street)

LOT NO. 1 of the Richard L. Williams Property, Deed Book 399, page 451, located in Hopkinsville, Christian County, Kentucky, on the West side of Oak Street, and more particularly described as follows, to-wit:

Beginning at an iron stake in the West right of way of Oak Street, stake located South 28 degrees 00' West, 162.00 feet from the South right of way of Poston Avenue; Thence South 28 degrees 00' West with the right of way of Oak Street, 51.70 feet to an iron spike; Thence North 62 degrees 00' West with Jackson property, 106.00 feet to an iron post; Thence North 28 degrees 00' East with Watkins property, 51.70 feet to an iron stake; Thence South 62 degrees 00' East with line between Lot No. 1 & 2 of Williams Division, 106.00 feet to the beginning; according to a survey of Charles W. Billingsley Surveying Company dated June 11, 1986.

Property containing 5,480 square feet, more or less; property is subject to all easements and right of ways of record.

Tract No. 2 (2015 Oak Street)

LOT NO. 2 of the Richard L. Williams Property, Deed Book 399, page 451, located in Hopkinsville, Christian County, Kentucky, on the West side of Oak Street, and more particularly described as follows, to-wit:

Beginning at an iron stake in the West right of way of Oak Street, stake located South 28 degrees 00' West, 111.00 feet from the South right of way of Poston Avenue; thence South 28 degrees 00' West with the West right of way of Oak Street, 51.00 feet to an iron stake in the Northeast corner of Lot No. 1; Thence North 62 degrees 00' West with a line between Lot Nos. 1 & 2 of Williams Division; 106.00 feet to an iron stake; Thence North 28 degrees 00' East with Watkins property, 51.00 feet to an iron stake; Thence South 62 degrees 00' East with a line between Lot Nos. 2 & 3 of Williams Division, 106.00 feet to the beginning; according to a survey of Charles W. Billingsley Surveying Company dated June 11, 1986.

Property containing 5,406 square feet, more or less; property is subject to all easements and right of ways of record.

Tract No. 3 (2017 Oak Street)

LOT NO. 3 of the Richard L. Williams Property, Deed Book 399, page 451, located in Hopkinsville, Christian County, Kentucky, on the West side of Oak Street, and more particularly described as follows, to-wit:

Beginning at an iron stake in the West right of way of Oak Street, stake located South 28 degrees 00' West, 60.00 feet from Poston Avenue right of way; Thence South 28 degrees 00' West with West right of way of Oak Street, 51.00 feet to an iron stake; Thence North 62 degrees 00' West with a line between Lot Nos. 2 & 3 of Williams Division, 106.00 feet to an iron stake; Thence North 28 degrees 00' East with Watkins property, 51.00 feet to an iron stake; Thence South 62 degrees 00' East with line between Lot Nos. 3 & 4 of Williams Division, 106.00 feet to the beginning; according to a survey of Charles W. Billingsley Surveying Company dated June 11, 1986.

Property containing 5,406 square feet, more or less; property is subject to all easements and right of ways of record.

Tract No. 4 (2020, 2022, 2024 and 2026 Oak Street)

BEING Lot Nos. 195, 196, 252, 253, 254 and 255, of the McPherson Subdivision to the City of Hopkinsville, Kentucky, a plat of which subdivision is recorded in Deed Book 139, at page 192, Christian County Clerk's Office, reference to which plat is hereby made for a more complete description.

Tract No. 5 (1201 Poston Avenue)

BEING Lot Nos. 193 and 194 of the McPherson Subdivision to the City of Hopkinsville, Kentucky, a plat of which subdivision is recorded in Deed Book 139, at page 192, Christian County Clerk's Office, reference to which plat is hereby made for a more complete description.

BEING Tracts 1, 2, 3, 5 and 6 of the property conveyed to John W. McPherson, Jr. 2001 Irrevocable Trust by deed dated June 1, 2001 and recorded in Deed Book 577, Page 696, Christian County Clerk's Office.