

**COMMISSIONER'S DEED
CHRISTIAN CIRCUIT COURT, DIVISION II
CIVIL ACTION NO. 13-CI-1268**

THIS DEED is made and entered into on this 23 day of October, 2015, by and between **DAVID E. ARVIN**, 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, Kentucky 42240.

WITNESSETH:

THAT WHEREAS, on October 9, 2014, a Judgment and Order of Sale was entered by the Christian Circuit Court in a case styled "Heritage Bank USA, Inc., Plaintiff, against Carl C. Hobson; Natasha D. Hobson; Fort Campbell Federal Credit Union; Discover Bank and Midland Funding, LLC, Defendants," 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 September 21, 2015, 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 \$44,100.00, 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 October 20, 2015;

AND WHEREAS, the said Dallas Brawner, has paid the entire purchase price to the Master Commissioner;

Delivered to Dallas Brawner
10-27 2015

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, its successors and assigns, all of the right, title and interest of Heritage Bank USA, Inc.; Carl C. Hobson; Natasha D. Hobson; Fort Campbell Federal Credit Union; Discover Bank and Midland Funding, LLC, in and to the following described real estate, all located in Hopkinsville, Christian County, Kentucky, and more particularly described as follows, to wit:

119 North McPherson- \$6,800.00

BEING Lot #4, in Section "M" of the McPherson and Fowler Addition in the City of Hopkinsville, a plat of which addition is of record in Deed Book 106, at Page 260. Said lot fronts 64 feet on McPherson Avenue, and extends back between parallel lines 142 feet to a ten foot alley.

Being the same real property conveyed to Carl C. Hobson and Natasha Hobson, his wife, from Marilyn B. Jones and William L. Jones, her husband, by deed dated November 3, 2003, same being of record in Deed Book 600, Page 569, Office of the Christian County Clerk.

147 N. O'Neal Avenue- \$200.00

Being Lot Number Forty-Six (46) in the O'Neal Addition to the City of Hopkinsville, a plat of which is recorded in Deed Book 94, Page 197, Office of the Christian County Clerk, and which lot is described by metes and bounds as follows:

Beginning at a point 1,602 feet north of the intersection of O'Neal Avenue and Seventh Street; thence westwardly with line of Lot No. 44, 125 feet to Randell's former line; thence northwardly with same, and parallel with O'Neal Avenue 50 feet to the corner of Lot No. 48, thence with the line of the same eastwardly 125 feet to O'Neal Avenue; thence southwardly with same 50 feet to the beginning.

Being the same property conveyed to Carl C. Hobson and Natasha D. Hobson, his wife by deed dated November 23, 2004, from Secretary of Veterans Affairs, same being of record in Deed Book 612, Page 654, Office of the Christian County Clerk.

179 North O'Neal Avenue- \$8,100.00

Being Lot No. 27 of Kentucky Park Addition No. 2, a plat of which is recorded in Plat Cabinet 2, File 55. Reference is made to said plat for a more particular description of the property herein conveyed.

Being the same property conveyed to Carl C. Hobson and Natasha Hobson, his wife, from Grace Samsil, a widow, by deed dated September 19, 2005, same being of record in Deed Book 623, Page 53, Office of the Christian County Clerk.

102 North Kentucky Avenue- \$6,800.00

BEGINNING at the northeast corner of the intersection of First Street and Kentucky Avenue; thence N. 89 E. 80 feet with the north edge of First Street to the southwest corner of the lot sold to Bernie Wells Uthe; thence N. 1.4 deg. E. 60 feet with the line of the Uthe to the Uthe's northwest corner; thence with the original north line of Lot 34 of the McPherson, Fowler and Hanberry Addition S. 89 W. 80 feet to the point in the east edge of Kentucky Avenue at the northwest corner of said Lot 34; thence with the east edge of Kentucky Avenue S. 1.4 W. 60 feet to the point of beginning.

BEING the westernmost 80 foot portion of Lot 34 of the McPherson, Fowler and Hanberry Addition to the City of Hopkinsville, a plat of which addition is duly recorded in the Office of the Clerk of the Christian County Court in Deed Book 109, Page 448, and being all of said Lot 34 except the portion thereof previously off-conveyed by Mrs. Eva Robinson Grace to Bernie Wells Uthe by deed dated May 13, 1947, which deed is recorded in the Office of the Clerk of Christian County Court in Deed Book 211, Page 274.

Being the same property conveyed to Carl C. Hobson and Natasha Hobson, from Deutsche Bank Trust Company Americas, as Trustee and Custodian for Soundview Home Loan Trust 2005-2, by deed dated May 4, 2007, same being of record in Deed Book 642, Page 159, Office of the Christian County Clerk.

220 Avalon Boulevard- \$12,100.00

BEING Lots Eleven (11) and Twelve (12) in Block 1 of the Avalon Hills Subdivision to the City of Hopkinsville, a plat of which subdivision is recorded in Deed Book 179, Page 570, Christian County Clerk's Office, to which plat reference is made for a more complete description.

Being the same real property conveyed to Carl C. Hobson and Natasha Hobson, his wife, from Edna Aamodt, a widow, by deed dated May 5, 2009, same being of record in Deed Book 660, Page 672, Office of the Christian County Clerk.

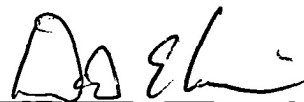
106 North Fowler Avenue- \$10,100.00

TRACT #1: Lot No. 4 in Section "N" of McPherson and Fowler Addition to the City of Hopkinsville, Kentucky, a plat of which is of record in the office of the Clerk of Christian County Court in Deed Book 106, Page 260, reference hereby made for a more particular description of said lot.

Being the same property conveyed to Carl C. Hobson and Natasha Hobson, his wife, from Juanita A. Martin, single, by deed dated August 7, 2009, in Deed Book 663, Page 85, Office of the Christian County Clerk.

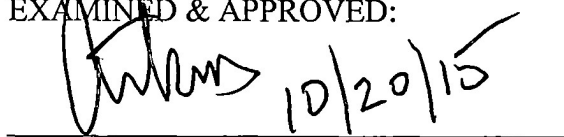
TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, in fee simple unto the said Party of the Second Part, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns, the Master Commissioner warranting same so far as he is bound and authorized to do and no further.

IN TESTIMONY WHEREOF, the said David E. Arvin, Master Commissioner aforesaid, has hereunto set his hand the day and year first above written.



DAVID E. ARVIN
Master Commissioner

EXAMINED & APPROVED:



JUDGE, CHRISTIAN CIRCUIT COURT

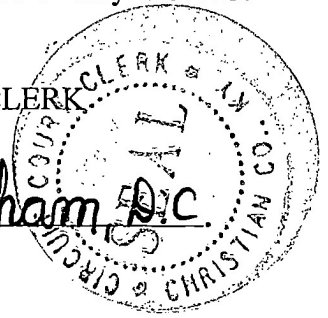
COMMONWEALTH OF KENTUCKY)
 :SCT
CHRISTIAN CIRCUIT COURT)

I, Gary J. Haddock, Clerk of the Christian Circuit Court, do hereby certify that on the 20th day of October, 2015, this deed from David E. Arvin, 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 D.C.



Consideration Certificate and Tax Bill Address


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

Dallas Brawner and Brenda Brawner
1202 South Main Street
Hopkinsville, Kentucky 42240

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



DAVID E. ARVIN
Master Commissioner



DALLAS BRAWNER
Grantee



BRENDA BRAWNER
Grantee

11/26/17 #501426
 Shannon L. Greenwood
 NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY)
) :SCT
COUNTY OF CHRISTIAN)

11/26/17 #501426
Shannon A. Greenwood
NOTARY PUBLIC

Adm