QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/08/14 10:12 3 pgs
Fees:17.00 Taxes:0.00
20140808-0071512

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Samantha Simpson
Affiant

Subscribed and sworn to me on August 8th, 2014.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Rd., Suite 201
Nashville, Tennessee 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin J. and Sandra A. Penny 525 Longview Drive Pegram, Tennessee 37143	SAME	Part of 112 00 0 025.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Judith Riddell, hereinafter called **"GRANTOR,"** has bargained and sold, and by these present does transfer and convey unto Kevin J. Penny and Sandra A. Penny, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 112, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL NY LONGVIEW DRIVE ON THE SOUTH; RYAN MARTIN AND BRUCE VICKERY ON THE WEST; MARTIN GLEZER ON THE NORTH; STEPHEN SCOTT ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN "INSIGNIA, J. WALKER" ON THE NORTH SIDE OF THE ROAD IN THE WEST LINE OF STEPHEN SCOTT (REF. DEED BOOK 8818 PAGE 88 R.O.D.C.) THENCE S49°15'42"W 15.01' TO A POINT IN THE CENTER OF LONGVIEW DRIVE; THENCE WITH THE CENTER OF LONGVIEW DRIVE N42°55'18"W 399.18' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=12°53'11"; RADIUS=444.65'; ARC=100.01'; CHORD=N49°21'53"W 99.80' TO A POINT, THE SOUTH EAST CORNER OF RYAN MARTIN (REF. INSTRUMENT #20080918 PAGE 095251 R.O.D.C.); THENCE N37°17'59"E PASSING AN EXISTING IRON PIPE AT 19.58' IN ALL 425.69' TO AN EXISTING IRON PIPE, THE SOUTH EAST CORNER OF BRUCE L. VICKERY (REF. DEED BOOK 5009 PAGE 773 R.O.D.C.); THENCE WITH VICKERY'S EAST LINE N37°21'00"E 32.20' TO AN EXISTING IRON PIPE, THE SOUTH WEST CORNER OF MARTIN GLEZER (REF. DEED BOOK 4299 PAGE 371 R.O.D.C.); THENCE WITH GLEZER'S SOUTH LINE S35°32'08"E 594.88' TO AN EXISTING MAG NAIL IN ROCK, THE AFOREMENTIONED STEPHEN SCOTT'S WEST LINE; THENCE WITH SCOTT'S WEST LINE S49°15'42"W 348.82' TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS, AND BEING THE SANDRA A. PENNY AND KEVIN J. PENNY PROPERTY AS RECORDED IN INSTRUMENT#20051019 PAGE 0126057, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND SURVEYED FEBRUARY 28, 2014.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

THE ABOVE TRACT IS SUBJECT TO THE PUBLIC ACCESS ALONG LONGVIEW DRIVE.

Being the same property conveyed to David Lipscomb College, now known as Lipscomb University, a Tennessee non-profit corporation, under the will of the deceased Marguerite Webb Hailey, Docket No. 93327, Probate Court for Davidson County, Tennessee Clerk's Office. Marguerite Webb Hailey took title as Marguerite W. Langston (now Hailey) under the Will of the deceased Bryan E. Langston, Will Book 85, page 127, Probate

Court Clerk's Office, as referenced in the deed from Marguerite Langston Hailey to J. J. Winstead and wife, Mary G. Winstead, of record in Book 5519, page 82, Register of Deeds Office for Davidson County, Tennessee. Being further part of the same property conveyed to Bryan E. Langston by Deed from David S. Ferguson, et ux, Helen B. Ferguson, of record in Book 3182, page 611, Register of Deeds Office for Davidson County, Tennessee. According to the settlement agreement between David Lipscomb College, Mack Wayne Craig, Ginger Brewer, Judith Riddell, Sarah Hyatt, and Koula Solano in 1991, David Lipscomb College agreed that one-half of Marguerite Langston Hailey's estate belonged to Ginger Brewer, Judith Riddell, Sarah Hyatt, and Koula Solano. Interest in the property was vested in Judith Riddell and others by virtue of a settlement agreement in the Matter captioned In re: Estate of Marguerite Webb Hailey Docket No. 93327, Probate Court for Davidson County, Tennessee.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on Aug. 1, 2014.

Judith Riddell

Judith Riddell

STATE OF Georgia
COUNTY OF Paulding

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Judith Riddell, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purposes therein contained, by signing for herself as Judith Riddell.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of August 2014, 2014.

BENJAMIN R BEARD
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires Jan. 25, 2016

NOTARY PUBLIC

My Commission Expires: 1/25/16

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017