Davidson County DEEDWARR	
Recvd: 12/18/14 08:05	2 pgs
Fees:13.00 Taxes:984.20	
20141218-0115713	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$65,999.00

16 Dec. 2014

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December, 2014.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDOLPH MUIR 525 Longview Dr Pegram, TN 37143	Same	Map 112 00 0 Parcel 025.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

SANDRA A. PENNY AND HUSBAND, KEVIN J. PENNY

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

RANDOLPH MUIR, a married man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND LYING IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THE NORTH SIDE OF LONGVIEW DRIVE APPROXIMATELY 460 FEET WEST OF OLD CHARLOTTE PIKE, DESCRIBED BY JOHN KOHL, DATED 1/2/92.

BEGINNING AT AN EXISTING IRON PIN ON THE NORTH MARGIN OF LONGVIEW DRIVE, DAVID S. FERGUSON, JR.'S NORTHWEST CORNER, AS OF RECORD IN DEED BOOK 1335, PAGE 81; THENCE ALONG THE SAID NORTH MARGIN N 43 DEGREES 15 MINUTES 22 SECONDS W 399.76 FEET TO AN IRON PIN; THENCE, CONTINUING ALONG THE NORTH MARGIN ON A CURVE TO THE LEFT (RADIUS 459.65 FEET)
102.91 FEET TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF A 1.97 ACRE TRACT OWNED BY BRUCE VICKERY, AS OF RECORD IN BOOK 3101, PAGE 230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, ALONG SAID VICKERY'S EAST LINE N 36 DEGREES 17 MINUTES 05 SECONDS E 404.15 FEET TO AN EXISTING IRON PIPE; THENCE, CONTINUING ALONG THE EASTLINE OF A 5.18 ACRE TRACT OWNED BY VICKERY, AS OF RECORD IN BOOK 5009, PAGE 793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. N 26 DEGREES 09 MINUTES 18 SECONDS E 35.72 FEET TO AN EXISTING IRON PIPE IN THE WEST BOUNDARY LINE OF MARTIN GLEZER, AS OF RECORD IN BOOK 4299, PAGE 371, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE SAID WEST BOUNDARY LINE AND DRAIN OF A HOLLOW S 35 DEGREES 54 MINUTES 24 SECONDS E 592.24 FEET TO AN IRON PIN. DAVID S. FERGUSON, JR.'S NORTHWEST CORNER; THENCE, ALONG THE WEST LINE OF FERGUSON S 46 DEGREES 44 MINUTES 38 SECONDS W 347.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.76 ACRES, MORE OR LESS.

Being the same property conveyed to SANDRA A. PENNY AND HUSBAND, KEVIN J. PENNY, by deed from RAYMOND MICHAEL VALLONE, MARRIED, of record in Instrument No. 20051019-0126057, dated October 7, 2005, said Register's Office.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Order granting Ingress/Egress Easement of record in Instrument No. 20141014-0094841, Instrument No. 20141014-0094842, Instrument No. 20141014-0094843 and Instrument No. 20141014-0094844, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 525 Longview Dr, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 the said GRANTEES, their heirs 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(s) this 16th day of December, 2014.

SANDRA A. PENNY

KEVIN J. PENNY

STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Davidson~~ Palm Beach

Personally appeared before me, SANDRA A. PENNY AND HUSBAND, KEVIN J. PENNY, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2014.

DIANA KELLER
Notary Public - State of Florida
My Comm. Expires Sep 4, 2016
Commission # EE 832359
Bonded Through National Notary Assn.

NOTARY PUBLIC

My Commission Expires

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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 is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 12-16-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

DAVIDSON COUNTY
JAMES C. SMITH
NOTARY PUBLIC

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027