This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 15th day of February, 2013.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130015214 DEEDWARR
Recvd: 02/22/13 15:55 2 pgs
Fees:13.00 Taxes:869.50
20130222-0018216

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kenneth L. Saefkow	F&M Bank	51-7-71
409 W Due West Ave	50 Franklin Street	
Madison, TN 37115	Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RODGER ARMS AND WIFE, SONDRA K. ARMS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENNETH L. SAEFKOW, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Subdivision of Lot No. 1 of the N.O. Love Estate, as of record in Book 421, page 54, Register's Office for said County, described according to a survey date April 21,1961, made by J. R. Wauford & Co., Engineers, as Follows:

Beginning at an iron pin located on the South margin of Due West Avenue, the common front corner of the land herein described and the land conveyed to the Convention of the Protestant Episcopal Church in the Diocese of Tennessee, by deed from James M. Foster and wife, of record in Book 3101, page 142, Register's Office for said County; thence South 3 deg.32' West 15.0 feet to an iron pin which is the beginning of a curve with a radius of 25 feet; thence around said curve 38.80 feet to an iron pin located on the West margin of a 50-foot proposed street shown on said survey; thence South 2 deg. 27' West 258.53 feet to an iron pin which is the beginning of a curve with the radius of 125.0 feet; thence around said curve, 88.36 to an iron pin; thence South 42 deg. 52' West 20.2 feet; thence North 87 deg. 08' West 208.1 feet to an iron pin; thence South 2 deg. 28' West 336.0 to a concrete monument; thence South 85 deg. 56' East 301.4 feet to a concrete monument; thence North 2 deg. 27' East 57.4 feet to a concrete monument: thence North 2 deg.27' East 425.6 feet to a concrete monument, thence North 2 deg. 27' East 220.0 feet to a concrete monument; thence North 2 deg. 27' East 15 feet to a point in the South margin of Due West Avenue; thence North 86 deg. 33' West 74.25 feet to the point of beginning.

Being the same property conveyed to Rodger Arms and wife Sondra K. Arms, by Warranty deed from Joseph W. Scobey, unmarried, of record in Record Instrument No. 20110812-0062153, dated August 11, 2011 in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 409 W Due West Ave, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 15th day of February, 2013.

Rodger Arms

Sondra K. Arms by Rodger Arms as her attorney in fact
Sondra K. Arms
By: Rodger Arms as Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rodger Arms, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2013.

My commission expires: 6/26/2016

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of February, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Rodger Arms _ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sondra K. Arms, by Specific Power of Attorney dated Feb 8 2013, and who acknowledged that he executed the same as the free act and deed of Sondra K. Arms.

Witness my hand and official seal this 15 day of February, 2013.

My Commission Expires: 6/26/2016

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY