RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20160012389 DEEDQC
Recvd: 02/16/16 10:48 2 pgs
Fees:12.00 Taxes:0.00
20160216-0014185

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Kenneth L. Saefkow & Jimmie L. Saefkow 409 W Due West Ave. Madison, TN 37115	Same as New Owner	05107007100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kenneth L. Saefkow** (Grantor) by these presents do hereby quitclaim and convey unto **Kenneth L. Saefkow and Jimmie L. Saefkow, married to each other**, (Grantees) our successors and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, STATE OF 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 Davidson County, Tennessee, 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 202 feet: thence North 87 deg. 08' West 208.1 feet to an iron pin; thence South 2 deg. 28' West 336.00 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 Kenneth L. Saefkow from Rodger Arms and Wife, Sondra K. Arms by Warranty Deed dated February 15, 2013 and recorded February 22, 2013, of record in Instrument No. 20130222-0018216, Register's Office for Davidson County, Tennessee.

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

SAID PROPERTY is conveyed subject to such limitations, encumbrances, etc. as may affect the premises, including, but not limited to notes, easements, building setback lines, etc., as may be set forth on the Plan of the Subdivision of Lot No. 1 of the N.O. Love Estate, of record in Book 421, Page 54, Register's Office for Davidson County, Tennessee, described according to a survey dated April 21, 1961 by J. R. Wauford & Co., Engineers. Further subject to any unpaid property taxes and restrictive covenants and easements as may be recorded in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 15th **day of** February, **2016.**

Kenneth L. Saefkow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named **Kenneth L. Saefkow**, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 15th day of February, 2016.

My commission expires: 11-5-19

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ None.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 15th DAY OF February, 2016.

Notary Public
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY