WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF OCTOBER, 2000**

Notary Public

MY COMMISSION EXPIRES: January 27, 2001.

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Sandfort	**Sunshine Mortgage Corporation**	**Map 108-16, Parcel 116**
(NAME)	(NAME)	
1417 Trade Winds Court	**750 Old Hickory Blvd. #220**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CLAIRE L. MEAUX-LARKIN AND HUSBAND, JEFFERY WILLIAM LARKIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN D. SANDFORT AND WIFE REBECCA L. SANDFORT**, 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 in Davidson County, Tennessee, being Lot No. 46 ont he Plan of Final Plat, Section 2 and 4, Revision of Lots 39 of Section 2 and 45, 46, 47, 48 of Section 4, Lakeview Hills Subdivision of record in Plat Book 6200, page 131, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Claire L. Meaux-Larkin, married by deed of record in Book 10822, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 11/03/00 08:51 2pgs
Fees:11.00 Taxes:397.75
20001103-0109199

unimproved ☐

This is improved ☒ property, known as **1417 Trade Winds Court, Nashville, TN 37214**

(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/our hand(s)** this **31st day of October, 2000**.

Claire L. Meaux-Larkin

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Claire L. Meaux-Larkin and husband, Jeffery William Larkin the bargainor(s), with whom I am personally acquainted or 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 and official seal at Antioch, Tennessee, this 31st day of October, 2000.

SHARLA THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission expires:
1-27-01