**ADDRESS NEW OWNER:**
Fabien M. Jolivette
Lee M. Jolivette
1417 Trade Winds Court
Nashville, TN 37214

**PLEASE RETURN TO:**
**AMTITLE & ESCROW, LLC**
**515 RIVERGATE PARKWAY, SUITE #111**
**GOODLETTSVILLE, TN 37072**

20B

Davidson County DEEDWARR
Recvd: 09/12/07 09:57 2 pgs
Fees:13.00 Taxes:517.63

20070912-0109282

**SEND TAX BILL TO:**
**SunTrust Mortgage, Inc.**
**901 Semmes Avenue**
**Richmond, VA 23224**

**MAP & PARCEL NOS.:**
108-16-0 116

**This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law**
**P.O. Box 292004, Nashville, TN 37229**

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stephen D. Sandfort and Rebecca L. Sandfort** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Fabien M. Jolivette and Lee M. Jolivette** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 46 on the 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 Stephen D. Sandfort and wife, Rebecca L. Sandfort, by Warranty Deed dated October 31, 2000, from Claire L. Meaux-Larkin and husband, Jeffery William Larkin, of record in Instrument No. 20001103-0109199, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 1417 Trade Winds Court, Nashville, TN 37214.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6200, Page 131, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6431, Page 298, said Register's office.**

**Randall E. Fly executes this Instrument on behalf of Stephen D. Sandfort pursuant to a Specific Durable Power of Attorney to Sell Land of record in Instrument No.** 20070912 0109280 **, said Register's Office.**

**Randall E. Fly executes this Instrument on behalf of Rebecca L. Sandfort pursuant to a Specific Durable Power of Attorney to Sell Land of record in Instrument No.** 20070912 0109281 **, said Register's Office.**

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

The actual consideration or value, whichever is greater for this transfer is $139,900.00.

Maxine Weaver
Affiant

Subscribed and sworn before me this 7th day of September, 2007.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **7th** day of **September, 2007**.

Stephen D. Sandfort by Randall E. Fly, Attorney in Fact

**Stephen D. Sandfort by Randall E. Fly, Attorney in Fact**

Rebecca L. Sandfort by Randall E. Fly, Attorney in Fact

**Rebecca L. Sandfort by Randall E. Fly, Attorney in Fact**

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

On this 7th day of September 2007, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Randall E. Fly,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Stephen D. Sandfort and Rebecca L. Sandfort**, and is authorized by them to execute this instrument on their behalves by virtue of a two Specific Durable Powers of Attorney to Sell Land recorded simultaneously herewith in Instrument No. 20070912010928O for Stephen D. Sandfort and Instrument No. 20070912010928I for Rebecca L. Sandfort, said Register's Office.

Witness my hand and official seal at office, this 7th day of September 2007.

**Notary Public**
**My Commission Expires:** 11-14-2009

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No. 0709-130.WD

My Commission Expires NOV. 14, 2009