BILL GARRETT, Davidson County
Trans:T20140061130 DEEDWARR
Recvd: 08/19/14 10:13 2 pgs
Fees:13.00 Taxes:370.00
20140819-0075076

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1221

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2014.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
DENNIS KUSTES **2302 Amherst Court** **Nashville, TN 37214**	**SAME**	**09502009000**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SYLER FAMILY TRUST**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS KUSTES, unmarried**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 95 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's office for said County, and described as follows:

Beginning at a point in the northerly margin of Amherst Court at the corner of Lots 94 and 95; thence westerly with said Court 70.7 feet to the corner of Lots 95 and 96; thence northerly with the line between said lots 148.6 feet to a point in the southerly line of Lot No. 97; thence with the line between Lots 95 and 97; easterly 74.7 feet; thence along the rear line of Lot No. 95, southeasterly 65.3 feet to the corner of Lots 94 and 95; thence southerly with the line between said lots 169.2 feet to the beginning.

Being the same property conveyed to Syler Family Trust by Trustee's Quitclaim Deed from Linda L. Suddarth, as Trustee of the Raymond Leon Syler Revocable Trust, of record in Instrument Number 20090204-0009690, Register's Office for Davidson County, Tennessee and being the same property conveyed to the Raymond Leon Syler Revocable Trust, by Quitclaim Deed from Raymond Leon Syler and Mildred L. Syler, of record in Instrument Number 20070709-0081681, Register's Office for Davidson County, Tennessee and being the same property conveyed to Raymond Leon Syler and wife, Mildred Louise Syler, by deed from Charles B. Dickinson, Jr., and wife, Alice A. Dickinson, of record in Book 3104, page 561, said Register's Office of Davidson County, Tennessee.

This is improved property known as 2302 Amherst Court, Nashville, Tennessee 37214

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 aid 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 its hand this 8th day of August, 2014.

SYLER FAMILY TRUST

By: Linda L. Suddarth
LINDA L. SUDDARTH, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared LINDA L. SUDDARTH, with whom I am personally acquainted and who upon oath(s) acknowledged herself to be the Trustee of the SYLER FAMILY TRUST, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the SYLER FAMILY TRUST, by the said LINDA L. SUDDARTH, as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 2014.

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/2017