Bill Garrett Davidson County
Batch# 110430 DEEDWARR
06/29/2018 10:08:16 AM 2 pgs
Fees: $13.00 Taxes: $997.15
20180629-0062978

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1442

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$269,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

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.
ANTHONY SCHUMANN	**Geneva Financial, LLC**	**09502009000**
2517 Lebanon Pike, Suite 310	**1018 E. Guadalupe Road**	
Nashville, TN 37214	**Tempe, AZ 85283**	

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,

I, DENNIS KUSTES, unmarried

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

ANTHONY SCHUMANN and JULI SCHUMANN, Husband and Wife

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 Dennis Kustes, unmarried, by deed from Syler Family Trust, of record in Instrument Number 20140819-0075076, Register's Office for Davidson County, Tennessee.

This is improved property known as 2302 Amherst Court, Nashville, TN 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 my hand this 26th day of June, 2018.

DENNIS KUSTES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named DENNIS KUSTES, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 2018.

Notary Public

My Commission Expires: 12/22/2021

