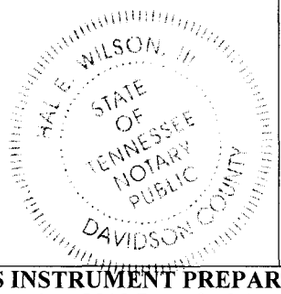
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/14 10:07 3 pgs
Fees:18.00 Taxes:691.90
20140731-0068234



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of June, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Thomas R. Dziadosz and Eileen R. Dziadosz Revocable Joint Trust dated Sept. 14, 2012		173-09-0-A-831.00CO
2434 Anson Lane	2434 Anson Lane	
Nashville, TN. 37211	Nashville, TN 37211	

Return to:
Pantel Title, LLC File # 14-040TN
21550 Beaumeade Circle Tax Map # 173090A 831.00
Ashburn, VA 20147

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jenifer Young Helm, f/k/a Jenifer L. Young,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas R. Dziadosz and Eileen R. Dziadosz, as Trustees under The Thomas R. Dziadosz and Eileen R. Dziadosz Revocable Joint Trust dated Sept. 14, 2012,** hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Jonathan Helm joins in this conveyance to convey any and all marital rights he may have in and to said property.

Being Lot No. 690 on the plan of Section Three, of Phase Eight, Lenox Village, of record in Instrument Number 20070807-0093891, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jenifer L. Young, by deed from Regent Homes, LLC, on April 8, 2011, of record in Instrument Number 20110411-0027838, Register's Office for Davidson County, Tennessee.

Jenifer L. Young n/k/a Jenifer Young Helm

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20070807-009389, Davidson, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20020315-0032826; 20021226-0158458; and 20060321-0032383, Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Instrument Number 20100405-0024715, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20020315-0032825; 20021226-0158459; and 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20010412-0045831, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20010918-0100850; 20010918-0100852; 20010918-0100849; and 20010918-0100851, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Numbers 20020628-0078164; and 20051213-0149579, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2434 Anson Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 12, 2014.

Jenifer Young Helm
f/k/a Jenifer L. Young

Jonathan Helm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jenifer Young Helm and Jonathan Helm,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2014

My commission expires 7/6/15

Notary Public

HALE WILSON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kate Leonard, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD