BILL GARRETT, Davidson County
Trans:T20100018737 DEEDWARR
Recvd: 03/31/10 11:05 3 pgs
Fees:18.00 Taxes:946.83
20100331-0023962

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $255,900.00. **Affiant** Subscribed and sworn to before me, this 29th day of March, 2010. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Constance Krzywicki 1016 Morrisey Court Nashville, TN 37221	SAME	142-13-0B-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOLLY ANNE TYSON TEMPLETON, MARY KATHRYN TYSON AND SARAH HOPE TYSON, devisees under the will of Thomas E. Tyson, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents

do transfer and convey unto **CONSTANCE KRZYWICKI**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 of the Riverside Planned Unit Development, Phase 4-B, as shown by a Map of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Tyson by deed from Roy D. Johnson and wife, Regina Johnson, of record at Instrument No. 20070911-0108733, Register's Office for Davidson County, Tennessee; the said Thomas E. Tyson having since died and by his Will at No. 09P-1782, Seventh Circuit (Probate) Court of Davidson County, Tennessee, devised subject property to Molly Anne Tyson, now Templeton, Mary Kathryn Tyson and Sarah Hope Tyson .
Subject property is not the usual place of residence of any of the Grantors.

This conveyance is made subject to:

1. 2010 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Easements and Restrictive Covenants of record in Book 7405, page 780, Register's Office for Davidson County, Tennessee, as amended by First Amendment recorded at Instrument No. 20040419-0044162, Register's Office for said County.

3. Matters shown on the Plan of record in Book 9700, page 750, Register's Office for said County.

4. Agreement for Grant of Easement for Conservation Greenway by and between The Metropolitan Government of Nashville and Davidson County and Riverside Homeowner's Association of record at Instrument No. 20041019-0125877, Register's Office for said County.

5. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 1016 Morrisey Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of March, 2010.

Molly Anne Tyson Templeton

Molly Anne Tyson Templeton

By: _____
Jeffrey Mobley, Attorney-in-fact

Mary Kathryn Tyson

Mary Kathryn Tyson

By: _____
Jeffrey Mobley, Attorney-in-fact

Sarah Hope Tyson

Sarah Hope Tyson

By: _____
Jeffrey Mobley, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY**, 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 the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 29th day of March, 2009.

_____
Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

My Commission Expires: _____

399234.1/200736