WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/16 14:50 3 pgs
Fees:18.00 Taxes:999.00
20160202-0010216

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1693B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
LRW Holdings, LLC	NEW OWNER	142-13-0-B-010.00CO
122 General's Retreat Place		
Franklin, TN 37064		

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,

CONSTANCE KRZYWICKI, UNMARRIED

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

LRW HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Riverside Phase 4B, of record in Plat Book 9700, Page 750, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Constance Krzywicki by Warranty Deed from Molly Anne Tyson Templeton, Mary Kathryn Tyson and Sarah Hope Tyson, devisees under the Will of Thomas E. Tyson, deceased, of record in Instrument No. 20100331-0023962, Register's Office for Davidson County, Tennessee, dated March 29, 2010 and recorded on March 31, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 750, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619 and Book 7405, page 780, Book 8104, page 211, Book 11063, page 996, Instrument Number 20040419-0044162, extended in Instrument Number 20091124-0108147 and further amended in Instrument Number 20091204-0111306, Register's Office for Davidson County, Tennessee.

Charter for Homeowner's Association of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee.

Conveyance of open space to Riverside Homeowners Association, Inc., of record in Instrument Number 20040608-0067843, Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20041019-0125877, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 490, Register's Office for Davidson County, Tennessee.

Waterline Easement of record in Book 6970, Pages 275 and 281, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Book 6970, Page 278, Register's Office for Davidson County, Tennessee.

Easements contained of record in Deed Book 7103, Page 48, Book 7215, Page 899, Register's Office for Davidson County, Tennessee.

Easement for Metropolitan Government of Nashville Davidson County, Tennessee of record in Book 6972, Page 45, Register's Office for Davidson County, Tennessee.

Agreement for Right of Way of record in Book 7400, Page 645, Register's Office for Davidson County, Tennessee.

Drainage Easements contained of record in 7574, Page 645, Register's Office for Davidson County, Tennessee.

Sewer Easements contained of record in Book 7489, Page 638 and Book 7803, Page 642, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1016 Morrisey Ct, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 29th day of January, 2016.

Constance Krzywicki

Constance Krzywicki

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CONSTANCE KRZYWICKI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of January, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1693B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the 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 law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

