Davidson County	DEEDWARR
Recvd: 10/31/16 13:26	3 pgs
Fees:18.00 Taxes:1322.75	
20161031-0114857	

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $357,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.18.17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2537B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tonya Marie Bryson		142-13-0B-010.00-CO
1016 Morrisey Court		
Nashville, TN 37221-3380		

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,

LRW HOLDINGS, LLC , A DELAWARE LIMITED LIABILITY COMPANY

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

TONYA MARIE BRYSON, AN UNMARRIED WOMAN

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.

Being the same property conveyed to LRW Holdings, LLC , a Delaware Limited Liability Company by Warranty deed from Constance Krzywicki, unmarried of record in Instrument No. 20160202-0010216 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 02, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 750, Register's Office for Davidson County, Tennessee. (Tract 1)

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.

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.

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 Court, Nashville, TN 37221-3380

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 24th day of October, 2016.

LRW Holdings, LLC , a Delaware

BY:_____

J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of LRW Holdings, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of October, 2016.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2537B

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

