

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$136,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2015.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rajendra Idnani	Same	**094-16-0E-001.00-CO**
600 Spence Enclave Way		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Andrea Sawyer-Gray f/k/a Andrea Sawyer, married,

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

Rajendra Idnani, a single man,

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit Number 1 on the Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672, and amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and 20121116-0105801, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to ANDREA SAWYER, A SINGLE WOMAN, by deed from R. J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070718-0085510, dated July 11, 2007, said Register's Office. The said, Andrea Sawyer having since married and is now known as Andrea Sawyer-Gray.

The undersigned, Biko M. Gray, spouse of Andrea Sawyer-Gray f/k/a Andrea Sawyer, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **600 Spence Enclave Way, Nashville, TN 37210.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his

Return To: Perrone & Young
109 Westpark Drive
Suite 330
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BILL GARRETT, Davidson County
Trans:T20150006861 DEEDWARR
Recvd: 01/28/15 10:27 2 pgs
Fees:13.00 Taxes:503.20
20150128-0008080

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/our hand(s) this 26th day of January, 2015.

Andrea Sawyer Gray

Andrea Sawyer Gray f/k/a Andrea Sawyer

Biko M. Gray

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrea Sawyer Gray f/k/a Andrea Sawyer and Biko M. Gray**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this **26th** day of **January, 2015.**

Carolyn C. Carlson

Notary Public

My Commission Expires: 07/16/2016

CAROLYN C CARLSON
My Commission Expires
July 16, 2016