Karen Johnson Davidson County
Batch# 234225 DEEDWARR
05/23/2019 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $821.03
20190523-0049099

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

O-KW-19-600

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kirstie Bryant	First Community Mortgage	
(NAME) **600 Spence Enclave Way**	(NAME) 262 Robert Rose Dr. Suite 101	**094-16-0E-001.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RAJENDRA IDNANI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIRSTIE BRYANT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 No. 20061115-0141672, and amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915 and Instrument No. 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 Rejendra Idnani, a single man by Warranty deed from Andrea Sawyer-Gray f/k/a Andrea Sawyer, married of record in Instrument No. 20150128-0008080 Register's Office for Davidson County, Tennessee, dated January 26, 2015 and recorded on January 28, 2015.

NOTE: USHA IDNANI JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, a lien not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No.20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915 and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee;
- TVA electric transmission line easements of record in Book 1814, Page 594, Book 1814, page 597 and Book 2026, page 616, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee;
- Exception to Easement of record in Instrument Number 20060210-0016418 and in Instrument No. 20060210-0016424, in the Register's Office for Davidson County, Tennessee;
- Easement for Electric power line granted to Tennessee Electric Power Company of record in Book 437, Page 45, in the Register's Office for Davidson County, Tennessee;
- Easement for Water main as set out of record in Book 722, Page 271, in the Register's Office for Davidson County, Tennessee;

- Slope Easement of record in Book 5015, Page 699, in the Register's Office for Davidson County, Tennessee;
- Easement for right-of-way of Lebanon Pike granted to the State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee;
- Easement for electric power line granted to Tennessee Electric Power Company of record in Book 437, Page 54, in the Register's Office for Davidson County, Tennessee;
- Signed lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee;
- Slope Easements of record in Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee;
- Drainage Easement of record in Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 Spence Enclave Way, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF MAY, 2019.

Rajendra Idnani

Usha Idnani

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAJENDRA IDNANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of May, 2019.

Notary Public
My Commission Expires: 6/22/2021
(SEAL)

ALEXANDROS CHARLES MANOLELIS
COMM. #2202149
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 06/22/2021

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, USHA IDNANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

Notary Public

ALEXANDROS CHARLES MANOLELIS
COMM. #2202149
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 06/22/2021

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.