Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2010.

Notary Public
My commission expires: May 31, 2011

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20100078594 DEEDWARR
Recvd: 12/14/10 11:27 2 pgs
Fees: 13.00 Taxes: 458.80
20101214-0099406

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard O. Obayagbona 8231 Lenox Creekside Drive, Unit C4 Antioch, TN 37013	New Owner 2012 Valley Brook Dr. Brentwood, TN 37027	182-02-A-060.00C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Scott Griffith, married** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Richard O. Obayagbona and Christol Obayagbona, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. C-4 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium, of record in Instrument 200603060025686, amended in Instrument 200606060066938, Instrument 200708010091466 and Instrument 200808080081967, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to William Scott Griffith, an unmarried man by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200804160038583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 8231 Lenox Creekside Drive, Unit C4, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 10th day of December, 2010.

William Scott Griffith

Kristin N. Kienle *

* Kristin N. Kienle joins in this instrument to convey any and all marital interest she has in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Scott Griffith and Kristin N. Kienle,** 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 and official seal at Franklin, Tennessee, this the 10th day of December, 2010.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2010121658

Record & Return To:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027