


|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$95,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 17th DAY OF June, 2011.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: MAR 10 2012 my commission Expires: MAR 10 2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Emmanuel & Kimberly Akinyele<br>3001 Hamilton Church Road #121<br>Antioch, TN 37013 | American Mortgage Service Co.<br>11503 Springfield Pike<br>Cincinnati, Ohio 42546 | Map & Parcel 163040A12100CO |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Janiene K. Joseph, unmarried**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Emmanuel Akinyele and wife, Kimberly M. Akinyele**

Hereinafter called the grantees, 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 Unit 121, Hamilton Crossings Townhomes, as described in Instrument No. 20040212-0016945, said Register's Office, amended in Instrument No. 20050701-0075731, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janiene K. Joseph, an unmarried person by Deed from R. J. York Homes, LLC dated January 27, 2006 of record in Instrument Number 20060201-0012525, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20040212-0016945, Amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hamilton Crossings Townhomes, a Planned Unit Development, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20040212-0016945, Instrument No. 20040212-0016946, Amended Instrument No. 20040226-0022076, Amended Instrument No. 20050310-0026734, Amended in Instrument No. 20050701-0075731, Amended in Instrument No. 20060206-0014793-Phase 3, Register's Office for Davidson County, Tennessee.
4) 2011 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **3001 Hamilton Church Road #121, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, their heirs and assigns, forever; and we do covenant with 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 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 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(s) this 17 day of June, 2011.

Janiene K. Joseph

Davidson County DEEDWARR
Recvd: 06/27/11 10:53 2 pgs
Fees:13.00 Taxes:351.50
20110627-0048893

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Janiene K. Joseph, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2011.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

**Certificate of Authenticity**

I, Jennifer Chandler Cole, 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.

Jennifer Chandler Cole
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE