This instrument is being executed pursuant to
A Power of Attorney of record in Instrument
Number_____
Register's Office for Davidson County, TN.

BILL GARRETT, Davidson County
Trans:T20120066947 DEEDWARR
Recvd: 09/06/12 13:56 2 pgs
Fees:13.00 Taxes:481.00

20120906-0080832

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$130,000.00
|Susan Parham
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2012.
|Donna C. Pirkle
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-3-2015
| (AFFIX SEAL)

DONNA C. PIRKLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Gordon Parham and Susan Parham 3911 Dodson Chapel Road, Unit 11 Hermitage, TN 37076	Sumner Bank & Trust Mtg Dept. 967 C Grassland Place Gallatin, TN 37066	Map/Parcel 086140C01100CO

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,

Ronald C. Guerriero and Carlene G. Jordan, Co-Executors for the Estate of Santina S. Guerriero

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

Gordon Parham and wife, Susan Parham,

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 11 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument Number 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandy Guerriero by Deed from Richard A. Nelson, married dated August 22, 2003 of record in Instrument Number 20030825-0123290, Register's Office for Davidson County, Tennessee. The said Sandy Guerriero having since died testate on July 23, 2011 leaving Ronald C. Guerriero and Carlene G. Jordan as Co-Executors for the Estate of Santina S. Guerriero pursuant to Probate File No. 11P-1422, in the Seventh Circuit Court for Davidson County, Tennessee.

Santina S. Guerriero is one and the same as Sandy Guerriero and Sandy Gerrio.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Woodhaven Condominiums of record in Instrument Number 20011005-0108857 and Charter of record in Instrument Number 20011005-0108856, 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
4) Property is subject to Quitclaim deed for Common Area of record in Instrument Number 20031001-0144806, Register's Office for Davidson County, Tennessee.
5) Property is subject to that Storm Water Detention Agreement of record in Instrument Number 20010710-0073194, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3911 Dodson Chapel Road, Unit 11, Hermitage, TN 37076**
(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 our hand(s) this 31 day of August, 2012.

Co-Executor by Attorney in Fact

Ronald C. Guerriero, Co-Executor by Carlene G. Jordan
Attorney in Fact

Co-Executor

Carlene G. Jordan, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlene G. Jordan, Attorney-in-Fact for Ronald C. Guerriero the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Ronald C. Guerriero for the purposes therein contained.

WITNESS my hand and official seal this 31 day of August, 2012.

Donna C. Pond
NOTARY PUBLIC

DONNA C. POND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-3-2015

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carlene G. Jordan with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged the she is the Co-Executor for the Estate of Santina S. Guerriero and is authorized by the Estate of Santina S. Guerriero to execute this instrument on behalf of the Estate of Santina S. Guerriero.

Witness my hand, at office, this 31 day of August, 2012.

Donna C Pond
NOTARY PUBLIC

DONNA C. POND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/3/2015

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