WARRANTY DEED

G-VRE-10-748

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Meixsell	Dennis Meixsell	
2924 N. Bigelow St. (ADDRESS)	2924 N. Bigelow St. (NAME)	
Peoria, IL 61604 (CITY) (STATE) (ZIP)	Peoria, IL 61604 (ADDRESS) (CITY) (STATE) (ZIP)	105-10-C-748.00 CO

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 considerations, the receipt of which is hereby acknowledged, we JASON J. SULLIVAN AND WIFE. LAURA A. SULLIVAN F/K/A LAURA A. MANLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENNIS MEIXSELL AND JANIS MEIXSELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM UNIT LOCATED IN DAVIDSON, TENNESSEE, BEING UNIT 748 OF WEDGEWOOD PARK, PHASE 2, A CONDOMINIUM, AS SET FORTH IN THE FIRST SUPPLEMENT TO THE MASTER DEED FOR WEDGEWOOD PARK ANNEXING PHASE 2 PROPERTY, OF RECORD AS INSTRUMENT NO. 20060825-0105391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN AS PART OF EXHIBIT B-1, B-2 AND B-3 THEREIN. SAID FIRST SUPPLEMENT ANNEXES THE SUBJECT PROPERTY INTO THE MASTER DEED ESTABLISHING WEDGEWOOD PARK, OF RECORD AS INSTRUMENT NO. 20050510-0052804, AS AMENDED BY INSTRUMENT NO. 20060216-0019060 AND INSTRUMENT NO. 20060228-0022838, REGISTER'S OFFICE, UNDER THE PROVISIONS OF TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED FOR WEDGEWOOD PARK, AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH AS EXHIBIT "B-3" OF SAID FIRST SUPPLEMENT, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO JASON J. SULLIVAN, UNMARRIED AND LAURA A. MANLEY, UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ELITE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 25TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080125-0008220, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LAURA A. MANLEY IS NOW MARRIED AND KNOWN AS LAURA SULLIVAN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 748 Wedgewood Park, Nashville, Tennessee 37203
(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 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.

BILL GARRETT, Davidson County
Trans:T20100050617 DEEDWARR
Recvd: 08/16/10 13:34 2 pgs
Fees:13.00 Taxes:980.50

20100816-0064487

Witness my/our hand(s) this 9th day of August, 2010.

X _____
Jason J. Sullivan

X _____ by _____
Laura A. Sullivan f/k/a Laura A. Manley
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of August, 2010, before me personally appeared Jason Sullivan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura A. Sullivan f/k/a Laura A. Manley and who acknowledged he/she/they executed the same as the free act and deed of the said Laura A. Sullivan f/k/a Laura A. Manley.

Witness my hand and official seal, this the 9th day of August, 2010.

_____
Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason J. Sullivan, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August, 2010.

_____
Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903