BILL GARRETT, Davidson County
Trans:T20130067235 DEEDWARR
Recvd: 08/06/13 09:42 3 pgs
Fees:18.00 Taxes:1106.30
20130806-0082041

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Wei Xiao
748 Wedgewood Park
Nashville, Tennessee 37203

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmers Bank and Trust
4007 Hillsboro Road
Nashville, TN 37215

MAP 105-10
GROUP C
PARCEL 748.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dennis Meixsell and Janis Meixsell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Wei Xiao,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

unmarried

See attached Exhibit "A"

Being the same property conveyed to Dennis Meixsell and Janis Meixsell, husband and wife by deed dated August 9, 2010 from Jason J. Sullivan and wife, Laura A. Sullivan fka Laura A. Manley of record in Instrument no. 20100816-0064487, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is improved property known as **748 Wedgewood Park, Nashville, Tennessee 37203.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hands this the 31st day of **July, 2013.**

Dennis Meixsell

Janis Meixsell

STATE OF Illinois
COUNTY OF Tazewell

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis Meixsell and Janis Meixsell, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2013.

NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
KIMBERLY L. MOORE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-10-2014

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $299,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 10/10/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.