WARRANTY DEED

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 3, 2015

G-ZR-14-748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3.3.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Gregoric, Jr.	CitiBank N A	
(NAME)	(NAME)	**105-10-0C-748.00-CO**
748 Wedgewood Park	1000 Technology Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	O'Fallon, Mo 63368-2240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WEI XIAO AND ERIC PETTIT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN R. GREGORIC, JR., A SINGLE PERSON,** 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 Wei Xiao, unmarried by Warranty deed from Dennis Meixsell and Janis Meixsell, husband and wife of record in Instrument No. 20130806-0082041 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 06, 2013.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgewood Park of record in Instrument Number 20050510-0052804, amended in Instrument No. 20060216-0019060, Instrument No 20060228-0022838 and Instrument No. 20060825-0105391, Register's Office for Davidson County, Tennessee.
- Charter for Wedgewood Park Condominium Owner's Association, Inc., recorded as Exhibit "B" to said Master Deed as Instrument No. 20050524-0058683 and Amendment recorded as Instrument No. 20050524-0058684, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement recorded as Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record as Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20070730-0090189 and Instrument Number 20081205-0118096, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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

BILL GARRETT, Davidson County
Trans:T20150006845 DEEDWARR
Recvd: 01/28/15 10:15 2 pgs
Fees:13.00 Taxes:1165.50

20150128-0008062

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.

Witness my/our hand(s) this the 23rd DAY OF JANUARY, 2015.

Wei Xiao by John Gleaves, Attorney in Fact

Wei Xiao by John Gleaves, Attorney in Fact

Eric Pettit by John Gleaves, Attorney in Fact

Eric Pettit by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , 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 WEI XIAO AND ERIC PETTIT, and who acknowledged he/she/they executed the same as the free act and deed of the said WEI XIAO AND ERIC PETTIT.

Witness my hand and official seal, this the 23rd of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212