PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57836
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard C. Waits, II Gina M. Waits 303 Summit Ridge Circle Nashville, TN 37215	Finworth Mortgage LLC, an Insbank Company 2106 Crestmoor Road Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131050B30300CO

Davidson County DEEDWARR
Recvd: 09/28/15 15:42 3 pgs
Fees:18.00 Taxes:675.25
20150928-0098471

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$182,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lomarc, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard C. Waits, II and Gina M. Waits, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit N o. 303 of Four Seasons Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marc G. Soble, married by Warranty Deed from Michael F. Galenhouse, a single person, dated March 30, 2007 and recorded on April 2, 2007 of record in Instrument No. 20070402-0039237, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 30, 2007 recorded on October 5, 2007 of record in Instrument No. 20071005-0119286, said Register's Office, subject property was conveyed to Lomarc, LLC

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement Agreements of record in Book 6869, page 157, Book 6869, page 162, re-recorded in Book 6870, page 966 and Book 7776, page 899. Easement Agreement of record in Instrument No. 20010912-0099679, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20120521-004388, said Register's Office. The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 303 Summit Ridge Circle, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25 day of SEPTEMBER, 2015.

Lomarc, LLC by

Lomarc LLC

Marc G. Soble, Sole Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Marc G. Soble** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Sole Member** (or other officer authorized to execute this instrument) of **Lomarc, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 25th day of SEPTEMBER, 2015.

Notary

My Commission Expires: 3/7/17

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $182,500.00.

Affiant

Sworn and subscribed before me this 25 day of September, 2015.

Notary

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017