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CLERK: Charles Baker, C.S.C  
Hall County, GA

After Recording Return to:  
Baker & Summy, PC  
6340 Sugarloaf Parkway  
Suite 200  
Duluth, GA 30097  
404-566-4535  
FILE NO. 1021D753

### WARRANTY DEED

STATE OF GEORGIA  
HALL COUNTY

This Indenture made this 6<sup>th</sup> day of January, in the year Two Thousand Twenty-two, between HMR PARTNERSHIP, a Georgia General Partnership, composed of T. M. MAHONE and DAVID T. ROBINSON as party or parties of the first part, hereinafter called Grantor, and R. ALLEN HUGHES, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.  
BEING HALL CO. TAX MAP REFERENCE No: 15039A000003 and 15039A000029

THIS CONVEYANCE is subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
this 6<sup>th</sup> day of January, 2022  
in the presence of:

Witness  
Notary Public

#### GRANTOR:

HMR PARTNERSHIP

T. M. MAHONE, General Partner

DAVID T. ROBINSON, General Partner

(Seal)

(Seal)

