

EK 792776115

FILED
HALL CO., GA.

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CHARLES BAKER, CLERK
SUPERIOR COURT

LK

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 220⁰⁰

Date 6-21-17

Charles Baker
Superior Court Clerk
By LK

PT61 069- 2017-004525

After Recording Return To:

MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File # 1001-3217 (KOF/brp)



LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 15th day of June, in the year of our Lord two thousand and seventeen, between

THE BRAND BANKING COMPANY, a Georgia banking corporation

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

3625 MCEVER ROAD, LLC, a Georgia limited liability company

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 32 of the 8th District, Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

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 Grantor and all others claiming by, through or under Grantor.

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

Signed, sealed and delivered
in the presence of:

GRANTOR
THE BRAND BANKING COMPANY

[Handwritten signature]
Unofficial Witness
[Handwritten signature]
Notary Public

By: *[Handwritten signature]*
B. Scott Longshore, Sr. Vice President

[BANK SEAL]

