

000329

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 27 day of April
20 12 at 11:59 AM. Recorded in Deed
Book 6993 Page(s) 329-331
Charles Baker, Clerk By JL

009752

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 1100.00

Date 4-27-12

Charles Baker
Superior Court Clerk

By JL

PT61 069-2012 002486

0692012 002486

PLEASE RECORD AND RETURN TO:

✓ Hasty Pope, LLP
P.O. Box 1818
Canton, GA 30169
(File No. 44-12)

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS DEED, made this 28th day of March in the Year of Our Lord Two Thousand Twelve, between **WOODSTOCK OVERLOOK, LLC**, a Georgia limited liability company ("Grantor") and **GREEN IMPLEMENTATION GROUP, LLC**, a Georgia limited liability company ("Grantee") (the terms "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.**

TO HAVE AND TO HOLD the above-described tract or parcel of land, together 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 Grantee, forever, in **FEE SIMPLE**.

THIS CONVEYANCE is made subject to state and county ad valorem real property taxes and assessments not yet due and payable and all zoning ordinances, easements, covenants and restrictions of record affecting said bargained premises.

000330

AND SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has signed, sealed and delivered this Deed on behalf of and as a free act and deed of the company on the day and year first above written.

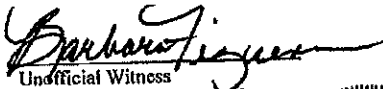
WOODSTOCK OVERLOOK, LLC

By:



CHRISTOPHER LITREL [SEAL]
Manager

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Notary Public



S:\Cathy\CLOSINGS 2017-2012\44-12, Woodstock

000331

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 105, 106, 108 AND 109, 9TH DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 39.29 ACRES, MORE OR LESS, AND BEING DESCRIBED ACCORDING TO THAT CERTAIN SURVEY FOR THE ESTATE OF HAROLD D. BUFFINGTON BY PATTON-PATTON & ASSOCIATES DATED NOVEMBER 1, 1988, AND ACCORDING TO SAID SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE IRON AT THE U.S. GOVERNMENT LINE ON THE LAND LOT LINE SEPARATING LAND LOTS 105 AND 109, SAID ANGLE IRON BEING NORTH 31 DEGREES 23 MINUTES 43 SECONDS WEST 400.08 FEET FROM THE CORNER COMMON TO LAND LOTS 105, 106, 108 AND 109 AND THENCE FROM SAID POINT OF BEGINNING SOUTH 80 DEGREES 40 MINUTES 30 SECONDS EAST ALONG THE U.S. GOVERNMENT LINE 462.81 FEET TO AN ANGLE IRON; THENCE SOUTH 65 DEGREES 41 MINUTES 23 SECONDS EAST 286.14 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 18 MINUTES 48 SECONDS EAST 124.88 FEET TO AN IRON PIN; THENCE SOUTH 35 DEGREES 34 MINUTES 52 SECONDS EAST 187.82 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 08 MINUTES 13 SECONDS EAST 275.07 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 53 MINUTES 07 SECONDS WEST 54.45 FEET TO A 28" POLAR; THENCE SOUTH 69 DEGREES 12 MINUTES 40 SECONDS EAST 381.38 FEET TO AN IRON PIN; THENCE SOUTH 34 DEGREES 69 MINUTES 35 SECONDS WEST 350.75 FEET TO AN IRON PIN; THENCE NORTH 53 DEGREES 44 MINUTES 50 SECONDS WEST 89.86 FEET TO AN IRON PIN; THENCE SOUTH 30 DEGREES 05 MINUTES 56 SECONDS WEST 147.27 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 07 MINUTES 47 SECONDS EAST 155.43 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF BUFFINGTON FARM ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES; SOUTH 15 DEGREES 51 MINUTES 09 SECONDS WEST 68.65 FEET; THENCE SOUTH 09 DEGREES 29 MINUTES 26 SECONDS WEST 49.71 FEET; SOUTH 02 DEGREES 44 MINUTES 55 SECONDS EAST 45.04 FEET; THENCE SOUTH 05 DEGREES 11 MINUTES 48 SECONDS EAST 47.44 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 06 SECONDS WEST 47.84 FEET; THENCE SOUTH 05 DEGREES 09 MINUTES 10 SECONDS WEST 40.15 FEET; THENCE SOUTH 20 DEGREES 28 MINUTES 57 SECONDS WEST 48.00 FEET; THENCE SOUTH 25 DEGREE 10 MINUTES 39 SECONDS WEST 49.53 FEET; THENCE SOUTH 21 DEGREES 38 MINUTES 08 SECONDS WEST 60.39 FEET; THENCE SOUTH 16 DEGREES 14 MINUTES 16 SECONDS WEST 50.58 FEET; THENCE SOUTH 13 DEGREES 15 MINUTES 20 SECONDS WEST 48.62 FEET; THENCE SOUTH 11 DEGREES 51 MINUTES 44 SECONDS WEST 116.59 FEET; THENCE SOUTH 07 DEGREES 51 MINUTES 34 SECONDS WEST 88.09 FEET; AND THENCE SOUTH 02 DEGREES 14 MINUTES 42 SECONDS WEST 27.15 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY NORTH 51 DEGREES 50 MINUTES 54 SECONDS WEST 1632.31 FEET TO AN IRON PIN; THENCE SOUTH 51 DEGREES 17 MINUTES 52 SECONDS WEST 312.03 FEET TO THE CENTERLINE OF A BRANCH (WHICH LINE HAS AN IRON PIN SET 20.00 FEET OFF THE BRANCH); THENCE ALONG THE CENTERLINE OF THE BRANCH NORTH 38 DEGREES 41 MINUTES 40 SECONDS WEST 28.89 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 37 SECONDS WEST 115.87 FEET; THENCE NORTH 62 DEGREES 11 MINUTES 15 SECONDS WEST 36.68 FEET AND NORTH 88 DEGREES 03 MINUTES 43 SECONDS WEST 32.86 FEET TO A POINT AT THE U.S. GOVERNMENT LINE; THENCE LEAVING THE BRANCH AND FINAL POLICY WILL INCLUDE ENDORSEMENTS CROSSING AN IRON PIN 20.00 FEET OFF THE BRANCH NORTH 58 DEGREES 47 MINUTES 52 SECONDS EAST 54.10 FEET TO AN ANGLE IRON PIN; THENCE CONTINUING ALONG THE U.S. GOVERNMENT LINE NORTH 31 DEGREES 23 MINUTES 43 SECONDS WEST 200.12 FEET TO ANGLE IRON; THENCE CONTINUING ALONG THE U.S. GOVERNMENT LINE NORTH 44 DEGREES 43 MINUTES 22 SECONDS EAST 824.25 FEET TO THE ANGLE IRON ON THE LAND LOT LINE SEPARATING LAND LOTS 105 AND 109 AND THE POINT OF BEGINNING. SAID PROPERTY CONSISTS OF TWO TRACTS, ONE CONTAINING 11.08 ACRES, MORE OR LESS AND BEING THE SAME PROPERTY CONVEYED TO HAROLD D. BUFFINGTON BY CHRISTINE S. BUFFINGTON BY WARRANTY DEED DATED MAY 7, 1982 AND RECORDED IN DEED BOOK 789, PAGE 553, AND ON TRACT CONTAINING 28.21 ACRES, MORE OR LESS, AND BEING THE SAME PROPERTY CONVEYED BY MARION BUFFINGTON AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF RUTH WILLIAMS BUFFINGTON TO HAROLD BUFFINGTON AND GRACE BUFFINGTON BY EXECUTOR'S DEED DATED DECEMBER 30, 1981, RECORDED IN DEED BOOK 761, PAGE 520, HALL COUNTY, GEORGIA RECORDS.

Weissman, Nowack, Curry & Wilco P.C.
3500 Lenox Road
One Alliance Center, 4th Floor
Atlanta, GA 30326

Record and Return to:
Weissman, Nowack, Curry & Wilco, P.C.
615 Green Street, Suite A
Gainesville, GA 30501
File Number: GA160-11-0065

000794

010953

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 14 day of June
20 11 at 11:40AM. Recorded in Deed
Book 6850 Page(s) 794
Charles Baker, Clerk By SB

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 1ST DAY OF JUNE, 2011 between JOHNNIE B. HICKS as Executor of the last will and testament of MARION W. BUFFINGTON aka MARION WILLIAM BUFFINGTON late of the State of GEORGIA and the County of HALL, deceased, hereinafter called Grantor, and GREEN IMPLEMENTATION GROUP, LLC, as party or parties of the second part, hereafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in Court of Probate HALL County, State of GEORGIA, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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, and conveyed 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 Lots 105 and 106 of the 9th District, Hall County, Georgia, being 70.73 acres, of Survey for Marion W. Buffington, as per Plat thereof recorded in Plat Book 127, pages 12-13, Hall County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description

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 Grantees, forever IN FEE SIMPLE; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF my hand and seal, this 1st day of June, 2011.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature] (L.S.)
Johnnie B. Hicks, as Executor

[Signature]
Notary Public

My Commission Expires: _____
(Notary Seal)



HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 2350.00
Date June 14 2011
Charles Baker
Superior Court Clerk
By SB
PT61 069-2011 003227

Type: DEED Book: 07423 Page: 00755

HALL COUNTY, Georgia
Real Estate Transfer Tax

000755

Paid \$ -0-
Date 9-29-14
Charles Baker
Superior Court Clerk
By JN
PTS# 069-2014006278

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 29 day of September
20 14 at 3:19 pm, Recorded in Deed
Book 7423 Page(s) 755-758
Charles Baker, Clerk By JN

File: →

AFTER RECORDING PLEASE RETURN TO:
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, GA 30501
File # 8033

018674

DEED PREPARATION ONLY
NO TITLE WORK CONDUCTED

QUITCLAIM DEED

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE is made this 25 day of September, 2014 between Marion Littleton Meeks, Jr., Trustee of the Marion Littleton Meeks Revocable Trust of April 10, 1995 (hereinafter referred to as "Grantor") and Mambo Cat, LLC (hereinafter referred to as "Grantee").

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESSETH:

GRANTOR, for and in consideration of one dollar (\$1.00) received at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM unto Grantee the following described property:

See Exhibit "A" which is attached hereto and incorporated herein by reference for a more complete description of the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land to Grantee, so that neither the Grantor nor its heirs, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid tract or parcel of land or appurtenances, or any rights thereof.

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IN WITNESS WHEREOF, Grantor has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Cheryl Thompson
Unofficial Witness

Lauren Leigh Thompson
Notary Public

Marion Littleton Meeks, Jr. (S/AL)
Marion Littleton Meeks, Jr.,
Trustee of the Marion Littleton
Meeks Revocable Trust of
April 10, 1995

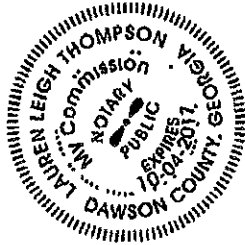


Exhibit "A"**000757****Tract I:**

All that tract or parcel of land lying and being in Land Lot 106 of the 9th Land District of Hall County, Georgia, being Lot 1, in the Pine Dale Section of Surfside Club Estates, as recorded in Plat Book 40, Page 6, Hall County Deed Records.

This conveyance made subject to restrictions recorded in Book 363, Page 3, Hall County Records.

Tract II:

All that tract or parcel of land with all improvements thereon, lying and being in Land Lot 106 of the 9th Land District of Hall County, Georgia, being Lots 2, 18, 19 and 20, Pine Dale Section of Surfside Club Estates, as recorded in Plat Book 40, Page 6, Hall County Records, which plat is incorporated herein by reference.

Tract III:

All that tract or parcel of land with all improvements thereon lying and being in Land Lot 106 of the 9th Land District, Hall County Georgia, being Lot 21 of the Pine Dale Section of Surfside Club Estates as recorded in Plat Book 40, Page 6, Hall County Plat Records, which plat is incorporated herein by reference for a more complete description of the subject property.

Tract IV:

All that tract or parcel of land lying and being mostly in Land Lot 106 and partly in Land Lot 108 in the 9th Land District of Hall County, Georgia, containing 86.29 acres according to plat by Farley Collins Associates, and being more particularly described as follows:

BEGINNING at an iron pin on the northwest side of the right of way of Cagle Road located 469.25 feet northeast of the centerline of Red Lane Road at its intersection with Cagle Road; thence North 56° 31' West 666.1 feet to an iron pin; thence northeast along the centerline of Buffington Farm Road 2982.42 feet to an iron pin; thence North 60° 43' East 408.92 feet to an iron pin; thence North 78° 27' East 254.59 feet to an iron pin; thence North 66° 56' East 450.21 feet to an iron pin; thence North 62° 01' East 132.07 feet to an iron pin; thence along line of property of United States South 28° 36' East 302.44 feet to an iron pin and South 61° 17' West 873.79 feet to an iron pin and South 28° 16' East 149.53 feet to an iron pin and North 89° 21' East 795.45 feet to an iron pin; thence South 23° 35' West 1121.48 feet to an iron pin; thence South 23° 29' West 85.39 feet to an iron pin; thence South 23° 21' West 224.79 feet to an iron pin; thence South 23° 23' West 300.57 feet to an iron pin; thence South 23° 05' West 150.82 feet to an iron pin; thence South 23° 26' West 259.48 feet to an iron pin; thence South 23° 19' West 59.70 feet to an iron pin; thence South 23° 06' West 89.87 feet to an iron pin; thence South 23° 24' West 89.84 feet to an iron pin; thence South 23° 15' West 612.13 feet to an iron pin on the right of way of Cagle Road; thence along the right of way of Cagle Road South 43° 49' West 224.59 feet to the beginning corner.

(Continued On Following Page)

Exhibit "A" Continued**000758**

Grantor further conveys to Grantee all mineral and water rights conveyed to Jesse L. Meeks and Mrs. Jesse L. Meeks by A. W. Bell, Jr., by deed recorded in Book 181, page 43, Hall County, Georgia Deed Records.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 106, 9th District of Hall County containing 4.58 acres as more particularly described on a survey prepared for Dr. M. L. Meeks by Henry Grady Jarrard, Georgia Registered Surveyor, dated February 7, 1991 as recorded in Plat Book 147, page 123 of the Hall County, Georgia Plat Records. Said plat description being specifically incorporated herein by reference for a more full and complete description.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 106, 9th District of Hall County containing 4.47 acres as more particularly described on a survey prepared for Dr. M. L. Meeks by Henry Grady Jarrard, Georgia Registered Surveyor, dated February 7, 1991 as recorded in Plat Book 147, page 123 of the Hall County, Georgia Plat Records. Said plat description being specifically incorporated herein by reference for a more full and complete description.

LESS AND EXCEPT:

That property conveyed in Warranty Deed from Marion Littleton Meeks Trust of April 10, 1995 by Marion Littleton Meeks, Sr., acting as Trustee, to Marion L. Meeks, Jr., dated February 26, 1998, recorded in Deed Book 3184, page 346, Hall County, Georgia Deed Records, the description contained in said deed being incorporated herein by reference for a complete description of said property.

LESS AND EXCEPT:

That property conveyed in Corrective Warranty Deed from Marion Littleton Meeks Trust of April 10, 1995 to Charles E. Castleberry and Helen E. Castleberry, dated March 23, 1998, recorded in Deed Book 3177, page 313, Hall County, Georgia Deed Records, the description contained in said deed being incorporated herein by reference for a complete description of said property.

LESS AND EXCEPT:

That property conveyed in Warranty Deed from Marion L. Meeks, Sr. and Marion Littleton Meeks Revocable Trust to Steven A. Dayringer and Sharon L. Dayringer, dated March 23, 1998, recorded in Deed Book 3160, page 109, Hall County, Georgia Deed Records, the description contained in said deed being incorporated herein by reference for a complete description of said property.