

Prepared By:
Arthur Andrew Jenkins, Esq.
After recording, return to:
Jenkins Title, LLC
416 Pirkle Ferry Road, L-100
Cumming, GA 30040

Property:
6178 Lake Lanier Heights Road
Buford, GA
Tax Parcel: 07-00353-01-025

Limited Warranty Deed

This Limited Warranty Deed is made as of January 31, 2023 between

Peachtree Dunwoody Properties, LLC, a Georgia Limited Liability Company
(hereinafter referred to as "Grantor")

and

Xcellence Realty Group LLC, a Georgia Limited Liability Company
(hereinafter referred to as "Grantee")

("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH, that

GRANTOR, in consideration of the sum of FOUR HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$418,000.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land (the "Property") which is more particularly described on Exhibit A attached hereto together with (1) all buildings, fixtures and improvements thereon, (2) all rights appurtenant thereto and (3) all of Grantor's rights in and to any strips or gores between the Property and adjoining lands and street rights of ways.


TO HAVE AND TO HOLD the Property, 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.

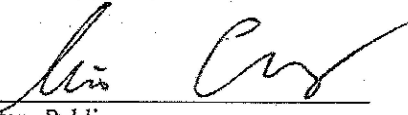
AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise. Without altering the limited warranty set out above, this deed is expressly made subject to any all matters appearing of record as well as any matters a complete and accurate survey would disclose, and including but not limited to the matters set forth in Exhibit B attached hereto.

[Execution on Following Page]

EXECUTED under seal as of the date above written.

Signed, Sealed and Delivered in the presence of the following two witnesses.

X 
Unofficial Witness

X 
Notary Public
My Commission Expires:
[Affix Notary Seal]

Peachtree Dunwoody Properties, LLC, a Georgia Limited Liability Company

By: 
Arthur Andrew Jenkins, Authorized Signer



Property:
6178 Lake Lanier Heights
Road
Buford, GA
07-00353-01-025

Exhibit A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 353 of the 7th District of Hall County, Georgia and being more particularly described as follows: BEGINNING at a point on the northerly right-of-way (40 feet right-of-way) of a county maintained unnamed road 126 feet from the intersection of the northerly side of said unnamed county road with the northwesterly side of Lake Lanier Heights Road as measured along the northerly side of said unnamed county road, running thence southwesterly along the northwesterly side of said unnamed county road 50 feet to an iron pin, running thence north 37 degrees 04 minutes 45 seconds west 212 feet to an iron pin; running thence north 62 degrees 01 minutes 30 seconds east 50 feet to an iron pin; running thence south 36 degrees 21 minutes 30 seconds east 220 feet to an iron pin on the northerly side of the aforesaid unnamed county road at the point of beginning, all as per plat for Lyman W. Strickland by McNally, Patrick & Cole, Inc., dated October 6, 1977.

Current Street Address: 6178 Lake Lanier Heights Road, Buford, GA 30518

Current Tax Parcel No.: 07-00353-01-025

6178 Lake Lanier Heights
Road
Buford, GA
07-00353-01-025

Exhibit B

Property Specific Exceptions to aid in title search

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Matters shown on Plat recorded in Plat Book F, Page 296, Hall County, Georgia records.