

CERTIFIED  
TRUE COPY

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
417 Green Street, NW, Suite 1A  
Gainesville, GA 30501  
File No.: GA-GN-22-0098-CAS

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF HALL  
APN/Parcel ID: 15022C000016

THIS INDENTURE, made this **24th day of February, 2023**, between

**Hattie Louise Bales**

as party or parties of the first part, hereinafter called Grantor, and

**Chase Car Center, LLC**

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 consideration 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, the following described property, to wit:

**See Exhibit A attached hereto and made a part hereof.**

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.