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TIME: 5:11 PM  
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PAGE: 00616 - 00619  
RECORDING FEE: 16.00  
TRANSFER TAX: 325.00  
PARTICIPANT ID: 6405611605  
CLERK: Charles Baker  
Hall County, GA  
PT61: 069-2019-001610  
NOTE: by ch

After recording return to:

After recording return to:  
Calloway Title & Escrow, LLC  
**David W. Dudley 2-37185**  
4170 Ashford Dunwoody Rd. Ste. 525  
Atlanta, Georgia 30319

**LIMITED WARRANTY DEED**

STATE OF Georgia  
COUNTY OF Hall  
Tax Parcel ID: 15022 000037

THIS INDENTURE is made the 11<sup>th</sup> day of March, 2019 by and between Traywood Properties, LLC (hereinafter called "Grantor"), and Greenleaf Investment Partners L051, LLC, a Georgia limited liability company (hereinafter called "Grantee").

WITNESSETH that: for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid at and before the sealing and delivery of these presents, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor 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 Hall County, Georgia , and being more particularly described in Exhibit A attached hereto and incorporated herein 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 lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise, subject, however, to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

**[Execution on Next Pages]**

{00347104: v: }

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

Signed, sealed and delivered in the presence of:

*Debbie Harper*

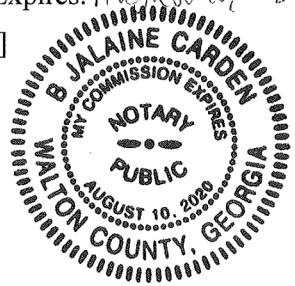
Unofficial Witness

*[Signature]*

Notary Public

My Commission Expires: August 10, 2020

[NOTARY SEAL]



**GRANTOR:**

Traywood Properties, LLC

By: *Tracy Heatwood*

Name: Tracy Heatwood

Title: Member

(SEAL)



Exhibit A to Limited Warranty Deed

Legal Description of Property

**All that tract or parcel of land lying and being in the Gainesville (a/k/a 411) District, G.M. of Hall County, Georgia and being more particularly described as follows:**

**Beginning at a pine stump and rock (original corner), being the northwest corner of what was formerly the land of Mrs. W. H. Brock but now the land of Albert Barnes, thence South  $32 \frac{1}{2}$  West 600 feet, more or less, to the center of Gaines Mill Road; thence in an Easterly direction 425 feet, more or less, along the Gaines Mill Road to the center of the junction of Gaines Mill Road and Bob Alley Road; thence in a Northerly direction 725 feet, more or less, along Bob Alley Road to where the line between the lands formerly of Mrs. W. H. Brock but now land of G. M. White and the land formerly belonging to Bob Alley but now G. M. White intersects with the Bob Alley Road; thence in a Westerly direction along the former line of Mrs. W. H. Brock and G. M. White, North  $81 \frac{1}{2}$  West 550 feet, more or less, to the original corner, containing in all seven (7) acres, more or less, and being the same property described in a deed from Mrs. W. H. Brock to G. W. Carney dated February 11, 1938, and recorded in Book 76, Page 316, also Book 85, Page 50 of the Deed Records of Hall County, Georgia**

**Also being the same land described in a Warranty Deed from J. A. Barnes and Mary Lou Barnes, formerly known as Mary Lou Jones, dated December 10, 1975, recorded in Deed Book 587, Page 160/1, Deed Records of Hall County, Georgia.**

Exhibit B to Limited Warranty Deed

Permitted Exceptions

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
2. Easement from J. A. Barnes to Georgia Power Company, filed for record May 8, 1967 at 9:00 a.m., recorded in Deed Book 396, Page 251, Records of Hall County, Georgia.
3. Right-of-Way Deed from R. David Cheatwood to Hall County, dated February 4, 2014, filed for record January 28, 2016 at 1:38 p.m., recorded in Deed Book 7646, Page 754, aforesaid Records.
4. Rights of others, if any, in and to Floyd Lane which traverses the easterly boundary line of subject property.