

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 5 day of March
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Book 7486 Page(s) 692-697
Charles Baker, Clerk By ER

000692

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 0

Date 3/5/15

Charles Baker
Superior Court Clerk

By ER

PT61 069-2015-001280

004007

Return To: file
Whelchel, Dunlap, Jarrard & Walker, LLP
Edgar B. Dunlap, II
P.O. Box 1
Gainesville, GA 30503

WARRANTY DEED

**STATE OF GEORGIA,
COUNTY OF HALL**

THIS INDENTURE, made as of the 31st day of December, 2014, by and between **DONALD W. SMITH** (hereinafter the "Grantor") **ADVANTAGE INVESTMENT PROPERTIES, LLC** and (hereinafter the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE, and the said Grantors WARRANT the title to same against the lawful claims of all persons whomsoever.

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.

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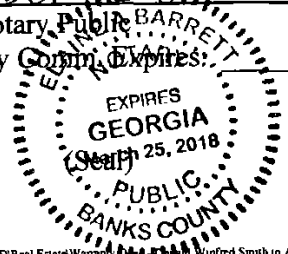
IN WITNESS WHEREOF, Grantor has hereunto set its hands and affixed its seal the day and year above written.

Signed, sealed and delivered in the presence of:

Edgar B. Daulton
Witness

Donald W. Smith (SEAL)
Donald W. Smith

Elaine A. Barrett
Notary Public
My Comm. Expires: _____



000695

~~**20 Richardson Street**~~

~~All that tract or parcel of land, together with any improvements located thereon, lying and being in the Gainesville District, Hall County Georgia, just beyond the City Limits of Gainesville and being parts of Lots 37, 38, 60 and 61 of the Miss Emma Rider Subdivision as shown by a map or plat thereof recorded in Book 6, Page 63 of the Hall County, Georgia Plat Records and being Lot No. 37 of the Miss Emma Rider Subdivision (revised according to a map or plat thereof recorded in Plat Book 9, Page 121, of the Hall County, Georgia Deed Records) both of the above mentioned plats are on record in the Office of the Clerk of Hall County, Georgia, and by reference thereof are hereby made a part of the description in this deed.~~

4303 Shawnee Drive

All that tract or parcel of land lying and being in Land Lot 52 of the 8th District, of Hall County, Georgia, according to a plat of survey recorded in Plat Book 97, Page 181, Hall County, Georgia Records; which plat reference is hereby made for a more complete description of the metes and bounds, courses and distances of said property.

Said property is commonly known as 4303 Shawnee Street, Oakwood, Georgia 30566.

4899 Browns Bridge Road

All that tract or parcel of land, together with any improvements located thereon, lying and being in Land Lot 62 of the 8th Land District, of Hall County, Georgia, lying on the south side of Browns Bridge Road, as shown and delineated by survey dated July 23, 1964, styled "Property of Charles P. Abercrombie Estate", as prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, said property being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the south side of Browns Bridge Road with the easterly right of way line of Bonanza Trail; thence North 68 degrees 20 minutes East a distance of 405.8 feet along the southerly right of way line of Browns Bridge Road (also State Route No. 141) to an iron pin; thence South 31 degrees 05 minutes East a distance of 377 feet to an iron pin; thence South 18 degrees 00 minutes West along a fence line a distance of 160 feet to an iron pin; thence South 26 degrees 52 minutes West a distance of 78.8 feet to an iron pin; thence North 31 degrees 23 minutes West a distance of 135.0 feet to an iron pin stake; thence North 30 degrees 05 minutes West a distance of 250.0 feet to an iron pin; thence South 59 degrees 55 minutes West a distance of 220.0 feet to an iron pin on the easterly right of way of Bonanza Trail; thence along the easterly right of way line of Bonanza Trail, North 30 degrees 05 minutes West a distance of 200.0 feet to an iron pin on the southerly right of way of Browns Bridge Road and the point of beginning.