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**LIMITED
WARRANTY DEED**

State of Georgia, Hall County

THIS INDENTURE, Made the 31st day of August in the year of our Lord Two Thousand and Twenty Three between **RIVERBROOK VILLAGE DEVELOPMENT PARTNERS, LLC, A Georgia Limited Liability Company, Grantor** and **7978 CCB 34, LLC, A Florida Limited Liability Company, Grantee;**

WITNESSETH: That the said Grantor for and in consideration of the sum of TEN 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 Grantee, its heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

PERMITTED EXCEPTIONS ATTACHED AS EXHIBIT 'B'.

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, its heirs and assigns, forever, in Fee Simple.


AND THE SAID Grantor, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, its heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

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

Signed, Sealed and Delivered in the presence of:


Unofficial Witness

**RIVERBROOK VILLAGE
DEVELOPMENT PARTNERS, LLC
A Georgia Limited Liability Company
BY: S. P. McKibbon Management, LLC
Its: Manager**


Notary Public

By: 
Steve Price McKibbon, Sr.
Title: **MANAGER**

(NOTARY SEAL)

