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Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL.

THIS INDENTURE is made as of August 31, 2021, between Matthew H. Sweat, Tecla B. Sweat, Dr. Roy W. Sweat, Whitney Sweat Colvert, James David Colvert, Warren R. Sweat, and Carol G. Sweat (hereinafter referred to as "Grantor") and CBD Investments, LLC, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) 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 lying and being in Hall County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

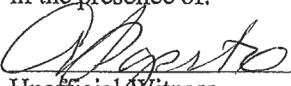
TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.

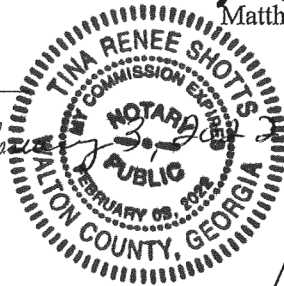
SELLER:

Signed, sealed and delivered
in the presence of:


Unofficial Witness

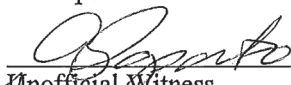

Notary Public

My Commission Expires: 



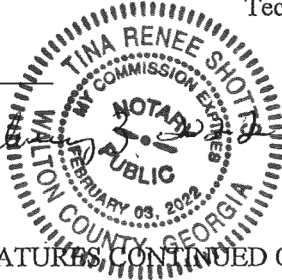

Matthew H. Sweat (SEAL)


Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 



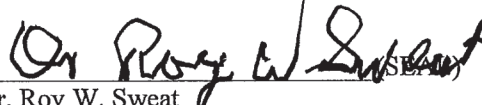

Tecla B. Sweat (SEAL)

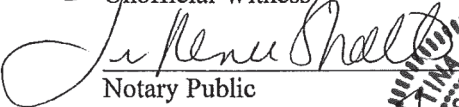
SIGNATURES CONTINUED ON NEXT PAGE

Signed, sealed and delivered
in the presence of:

SELLER:


Unofficial Witness


Dr. Roy W. Sweat


Notary Public

My Commission Expires: 

SIGNATURES CONTINUED ON NEXT PAGE

Signed, sealed and delivered
in the presence of:

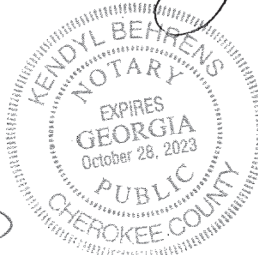

Unofficial Witness


Notary Public

My Commission Expires: 10/28/2023

SELLER:


Whitney Sweet Colvert (SEAL)



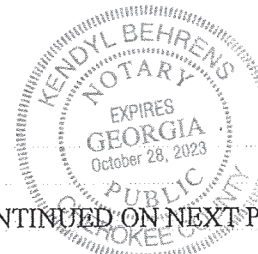
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 10/28/2023


James David Colvert (SEAL)



SIGNATURES CONTINUED ON NEXT PAGE

TWR/JBP/T8350/255014

Signed, sealed and delivered
in the presence of:

Ammy Ankle

Unofficial Witness

SELLER:

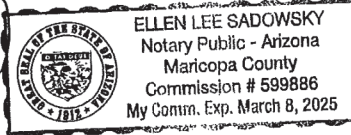
Warren R. Sweat (SEAL)

Warren R. Sweat

Ellen Lee Sadowsky

Notary Public

My Commission Expires:



Signed, sealed and delivered
in the presence of:

Ammy Ankle

Unofficial Witness

Carol G. Sweat (SEAL)

Carol G. Sweat

Ellen Lee Sadowsky

Notary Public

My Commission Expires:

