

BK7982PG615

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HALL CO., GA

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After recording return to:
D. THOMAS LEFEVRE
STEWART, MELVIN & FROST, LLP
P. O. BOX 3280
GAINESVILLE, GEORGIA 30503

HALL COUNTY, Georgia
Real Estate Transfer TaxPaid \$ 118.50Date 16 October 17Charles Baker
Superior Court ClerkBy ERPT61 069- 2017-007534

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF

THIS INDENTURE, made this 13th day of October in the Year of Our Lord Two Thousand and Seventeen between **WOOD REAL ESTATE INVESTMENTS, LLC**, a Georgia limited liability company (hereinafter called "GRANTOR"), and **BRAYDEN CARTER BROCK, LLC**, a Georgia limited liability company (hereinafter called "GRANTEE"),

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** the following described property, to-wit:

All that tract or parcel of land lying and being in Gainesville District 411, Hall County, Georgia, and being shown and delineated on plat of survey prepared for Gary H. Wood by Trident Surveying, LLC, dated June 3, 2007, and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of Shady Valley Drive and Old Cornelia Highway; thence North 58 degrees 53 minutes 46 seconds East 282.50 feet to an iron pin found on the Southerly right of way of Old Cornelia Highway being the POINT OF BEGINNING; thence along the Southerly right of way of Old Cornelia Highway the following: North 48 degrees 51 minutes 40 seconds East 88.22 feet to a point; thence North 45 degrees 41 minutes 41 seconds East 93.59 feet to a point; thence North 45 degrees 49 minutes 12 seconds East 26.76 feet to an iron pin found; thence leaving said right of way South 24 degrees 31 minutes 56 seconds East 226.31 feet to an iron pin found; thence North 61 degrees 15 minutes 58 seconds East 160.88 feet to an iron pin found; thence North 61 degrees 39 minutes 46 seconds East 61.20 feet to an iron pin found; thence North 62 degrees 09 minutes 01 seconds East 92.59 feet to an iron pin found; thence North 59 degrees 00 minutes 35 seconds East 30.34 feet to an iron pin set; thence South 09 degrees 17 minutes 11 seconds East 1024.93 feet to an iron pin found; thence South 70 degrees 10 minutes 00 seconds West 156.86 feet to an iron pin found; thence South 72 degrees 39 minutes 45 seconds West 392.54 feet to an iron pin found; thence North 06 degrees 21 minutes 38 seconds West 130.69 feet to an iron pin found; thence North 10 degrees 48 minutes 15 seconds West 233.99 feet to an iron pin found; thence North 10 degrees 32 minutes 57 seconds West 732.90 feet to an iron pin found on the Southerly right of way of Old Cornelia Highway, being the POINT OF BEGINNING. Containing 13.172 acres according to said survey.

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Being the same property acquired by Gary H. Wood and Barbara B. Wood from Ruby W. Greenway in Warranty Deed – Survivorship, dated June 11, 2007, recorded in Deed Book 6088, pages 631-632 of the Hall County, Georgia Deed Records, and the same property conveyed by Gary H. Wood to Wood Real Estate Investments, LLC by Quit Claim Deed dated February 14, 2012, recorded in Deed Book 6957, pages 484-485 of the aforesaid records.

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 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.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

WOOD REAL ESTATE INVESTMENTS, LLC

Amanda M. Chiles
Unofficial Witness

By: [Signature] (SEAL)
Name: Gary H. Wood
Title: Manager

[Signature]
Notary Public
My Commission Expires:
(Affix Notary Seal)

