

eFiled and eRecorded
DATE: 05/03/2024
TIME: 5:53 PM
DEED BOOK: 9471
PAGE: 139 - 144
FILING FEES: \$25.00
TRANSFER TAX: \$6,040.00
PARTICIPANT ID: 1983094574
PARTICIPANT ID: 7067927936
PT61: 069-2024-002872
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

UPON RECORDING RETURN TO:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attention: Alison B. Jones, Esq.

Tax Parcels: 15-036A-000-001; 15-036A-000-011; 15-036A-000-003

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made as of April 30th, 2024, between **HP POPLAR SPRINGS, LLC**, a Georgia limited liability company (herein called "Grantor"), and **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, dba Chafin Land Development (herein called "Grantee"), whose mailing address is c/o Highpoint Development Partners, Limited Liability Company, 1776 Peachtree St., NW, Suite 250, Atlanta, Georgia 30309.

WITNESSETH: That Grantor, for the sum of Ten Dollars (\$10.00) and other good and 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, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made expressly subject to the list of permitted exceptions set forth on Exhibit B attached hereto and made a part hereof, without reimposing the same (collectively, the "Permitted Exceptions").

Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

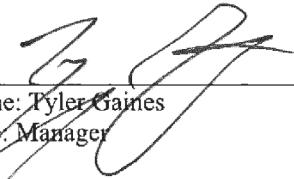
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

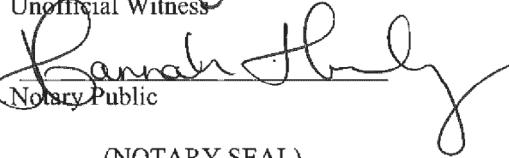
Signed, sealed and delivered in the presence of:

HP POPLAR SPRINGS, LLC, a Georgia limited liability company


Robert Becker Jr.

Unofficial Witness

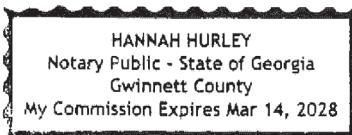
By: 
Name: Tyler Gaines
Title: Manager


Hannah Hurley
Notary Public

(NOTARY SEAL)

My Commission Expires:

March 14, 2028



[Signature Page – Limited Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION

TRACT ONE:

ALL THAT CERTAIN TRACT OF LAND CONTAINING 84.96 ACRES, MORE OR LESS, AND KNOWN AS THE FRANCES WARREN OLD HOMEPLACE, IN MORGAN'S DISTRICT OF HALL COUNTY, GEORGIA, LOCATED ON THE TANNER'S MILL ROAD, ABOUT 5 1/2 MILES IN A SOUTHERLY DIRECTION FROM GAINESVILLE. BOUNDED ON THE SOUTHEAST SIDE BY E. H. BRASELTON; ON THE SOUTHWEST SIDE BY E. T. HULSEY; ON THE NORTHEAST SIDE BY HERSCHEL BOLDING, BERT TANKERSLEY AND ALLEN REED, AND ON THE NORTHEAST SIDE BY TANNER'S MILL ROAD, SAID TRACT OF LAND IS PARTICULARLY DESCRIBED ACCORDING TO A PLAT PREPARED BY S. C. MOON, SURVEYOR, OCTOBER 1951, AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT ON THE WEST SIDE OF THE TANNER'S MILL ROAD (THE CORNER ESTABLISHED IN AN EJECTMENT PROCEEDING BETWEEN E. H. BRASELTON AND WILLIE D. REED, NO. 5682 IN HALL SUPERIOR COURT) AND RUNNING THENCE SOUTH 49 DEGREES 40 MINUTES WEST 3,190 FEET TO A CONCRETE MONUMENT; THENCE NORTH 41 DEGREES WEST 1,074 FEET TO A MARKED POPLAR TREE; THENCE NORTH 43 3/4 DEGREES EAST 1,535 FEET TO AN IRON PIN; THENCE NORTH 31 1/2 DEGREES EAST 405 FEET TO AN IRON PIN; THENCE SOUTH 75 DEGREES EAST 460 FEET TO AN IRON PIN; THENCE NORTH 34 1/2 DEGREES EAST 630 FEET TO AN IRON PIN AT THE TANNER'S MILL ROAD; THENCE DOWN THE WEST SIDE OF SAID ROAD SOUTH 79 DEGREES EAST 256 FEET; THENCE SOUTH 70 DEGREES EAST 400 FEET; THENCE SOUTH 58 DEGREES EAST 200 FEET; THENCE SOUTH 39 DEGREES EAST 388 FEET TO THE BEGINNING CONCRETE MONUMENT.

LESS AND EXCEPT ANY PORTION OF TRACT ONE LYING WEST OF THE CENTERLINE OF CREEK KNOWN AS CANEY FORK CREEK AND OCONEE FORK CREEK WHICH TRAVERSES THE SOUTHWESTERN BOUNDARY OF THE PROPERTY.

FURTHER LESS AND EXCEPT ANY PORTION OF TRACT 1 CONTAINED WITHIN THE TRACT OF LAND DESIGNED AS TRACT 1 ON THAT CERTAIN SURVEY FOR JERRY VAUGHAN, SR. ESTATE, RECORDED IN PLAT BOOK 882, PAGE 432, HALL COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT THE PROPERTY CONVEYED BY RIGHT OF WAY DEED FROM CARL HUTCHINS, ET AL. TO HALL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MAY 2, 1968, FILED JUNE 5, 1968, AND RECORDED IN DEED BOOK 372, PAGE 19, HALL COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE REFERENCED PROPERTY LYING WITHIN THE RIGHT OF WAY OF POPLAR SPRINGS ROAD.

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE MORGAN DISTRICT OF HALL COUNTY, GEORGIA, ABOUT SIX MILES SOUTH OF THE CORPORATE LIMITS OF GAINESVILLE, GEORGIA, AND BEING PART OF TRACT NO. 2 OF THE A. W. BELL SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE

144, CLERK'S OFFICE, HALL COUNTY, GEORGIA, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER COMMON TO THE PROPERTY OF GRANTOR HEREIN AND C. B. TANKERSLEY RUNNING IN A WESTERLY DIRECTION 300 FEET, MORE OR LESS TO AN IRON PIN CORNER COMMON TO THE PROPERTY OF GRANTOR AND ROBERT A. TURNIPSEED; THENCE FOLLOWING THE TURNIPSEED LINE IN A SOUTHERLY DIRECTION TO AN IRON PIN LOCATED BETWEEN LOT 2 AND 9 OF SAID SUBDIVISION; THENCE EASTERLY DIRECTION FOLLOWING COMMON LINE OF LOT 2 AND LOT 9 TO AN IRON PIN CORNER 275 FEET, MORE OR LESS; THENCE ALONG THE LINE OF THIS PROPERTY IN A NORTHERLY DIRECTION ALONG THE CRUMLEY LINE TO AN IRON PIN, THE SAME BEING THE BEGINNING CORNER.

THIS IS PART OF THE PROPERTY CONVEYED BY WARRANTY DEED BY C. EMBERT SOSEBEE, JR. TO H. T. AND MRS. BESSIE BOLDING AS RECORDED IN BOOK 131, PAGE 355, DEED RECORDS, CLERK'S OFFICE, HALL COUNTY, GEORGIA.

THIS IS THE SAME PROPERTY DESCRIBED AND CONVEYED IN A WARRANTY DEED FROM H. T. BOLDING AND MRS. BESSIE BOLDING TO JAMES A. CRUMLEY AND BOBBIE S. CRUMLEY DATED APRIL 23, 1957 AND RECORDED IN DEED BOOK 177, PAGES 299-300 OF SAID RECORDS.

TRACT THREE:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN MORGANS DISTRICT OF HALL COUNTY, GEORGIA BEING ALL OF LOT NO. 45 OF THE LANDS OF ROBERT A. TURNIPSEED AS SHOWN ON A PLAT OF SAME MADE BY THAD P. THOMAS IN OCTOBER, 1957. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 19, PAGE 57 IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, HALL COUNTY, GEORGIA PLAT RECORDS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

THIS BEING PART OF THE PROPERTY DESCRIBED IN A WARRANTY DEED FROM M. J. AND OWEN PATTON TO ROBERT A. TURNIPSEED DATED DECEMBER 15TH, 1951 AND RECORDED IN BOOK 134, PAGE 194 IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, HALL COUNTY, GEORGIA, DEED RECORDS.

TRACT FOUR:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN MORGAN (GM 385) DISTRICT, HALL COUNTY, GEORGIA, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FARLEY-COLLINS ASSOCIATES, DATED FEBRUARY 18, 1982, AND RECORDED IN PLAT BOOK 87, PAGE 114 OF THE HALL COUNTY, GEORGIA PLAT RECORDS. SAID PLAT IS HEREIN INCORPORATED BY REFERENCE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY OF POPLAR SPRINGS HIGHWAY, SAID POINT BEING NORTH 75-26-19 WEST, 1,839.33 FEET FROM THE CENTER LINE OF THE INTERSECTION OF POPLAR SPRINGS HIGHWAY AND POPLAR SPRINGS ROAD; RUNNING THENCE SOUTH 38-28-57 WEST, 171.48 FEET TO AN IRON PIN; THENCE SOUTH 28-00-06 EAST, 433.29 FEET TO AN IRON PIN;

THENCE SOUTH 36-55-53 WEST, 78.86 FEET TO AN IRON PIN; THENCE NORTH 67-24-47 WEST, 434.53 FEET TO AN IRON PIN; THENCE SOUTH 37-15-44 WEST, 406.13 FEET TO AN IRON PIN; THENCE NORTH 66-43-00 WEST, 100.20 FEET TO AN IRON PIN; THENCE NORTH 74-06-03 WEST, 169.40 FEET TO AN IRON PIN; THENCE NORTH 51-56-00 EAST, 67.55 FEET TO AN IRON PIN; THENCE NORTH 32-17- 55 EAST, 541.98 FEET TO AN IRON PIN; THENCE SOUTH 68-49-12 EAST, 85.77 FEET TO A POINT; THENCE SOUTH 66-07-52 EAST, 95.67 FEET TO AN IRON PIN; THENCE NORTH 35-11-51 EAST, 352.43 FEET TO AN IRON PIN ON THE WESTERN RIGHT-OF-WAY OF POPLAR SPRINGS ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 64-01-18 EAST, 155.00 FEET TO AN IRON PIN, SAID IRON PIN BEING THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY DESCRIBED AND CONVEYED IN A WARRANTY DEED FROM M.C.E. VAUGHN TO JAMES A. CRUMLEY, ET AL., DATED APRIL 2, 1985 AND RECORDED IN DEED BOOK 878, PAGE 472 OF THE HALL COUNTY RECORDS.

FURTHER LESS AND EXCEPT THE PROPERTY CONVEYED BY RIGHT OF WAY DEED FROM CARL HUTCHINS, ET AL. TO HALL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MAY 2, 1968, FILED JUNE 5, 1968, AND RECORDED IN DEED BOOK 372, PAGE 19, HALL COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT ANY PORTION OF THE ABOVE REFERENCED PROPERTY LYING WITHIN THE RIGHT OF WAY OF POPLAR SPRINGS ROAD.