

BK7967PG467

FILED  
HALL CO., GA.HALL COUNTY, Georgia  
Real Estate Transfer TaxPaid \$ 330.00Date 9/18/17Charles Baker  
Superior Court ClerkBy ER

17 SEP 18 PM 1:40

CHARLES BAKER, CLERK  
SUPERIOR-STATE COURTBY ER

PT61 069-2017-006826

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

Christopher D. Elrod  
4209 Oakwood Rd., Suite 9  
Oakwood, Georgia 30566

THIS INDENTURE, made this 12 day of September, in the year Two Thousand Seventeen, between KB RE, LLC, as party or parties of the first part, hereinafter called Grantor, and JOHNNY WALKER, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER 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, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

Tract One: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract 1 of the "Alvin Patton Estate," consisting of 12.61 acres, as shown on a plat entitled "Survey of Alvin Patton Estate," dated December 11, 2001, recorded in Plat Slide 810, Page 147A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Tract Two: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, containing 1.50 acres of land, and being more particularly shown on a plat of survey for Alvin M. Patton, prepared by Tommy J. Phillips, GRLS, dated May 11,

BK 7967 PG 468

2000, as follows: TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin found on the southerly right-of-way of U.S. Highway 129(S) at a point where the southeasterly side of a 20 foot graded drive extending from the highway to the cemetery of the Sugar Hill Baptist Church and the property of Alvin M. Patton adjoin the right-of-way of said highway; thence from said point running South 59-55-08 East a distance of 164.08 feet to a point marked by an iron pin on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING, thence continue along the right-of-way South 59-51-23 East a distance of 210 feet to a corner marked by an iron pin set; thence South 32-24-52 West a distance of 311.50 feet to an iron pin set; thence North 59-59-33 West a distance of 210.02 feet to an iron pin set; thence North 32-24-52 East a distance of 312.00 feet to an iron pin set on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

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

Signed, sealed and delivered in presence of:

KB RE, LLC

DeAnn Pawlak  
Witness

By:

David Collins (SEAL)  
David Collins  
Manager

DeAnn Pawlak  
Notary Public

