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HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-

Date 12-1-14

Charles Baker
Superior Court Clerk

By JN

PT61 069-2014 007689

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT

Filed in office, this 1 day of December

20 14 at 12:29 Pm. Recorded in Deed

Book 7447 Page(s) 758-761

Charles Baker, Clerk By JN

022664

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

✓ After recording, please return to:
WEBB, TANNER, POWELL, MERTZ & WILSON, LLP
10 Lumpkin Street
Lawrenceville, GA 30046

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made this 12th day of August, 2014, between T & B, LLC, a Georgia limited liability company, JAMES TIMOTHY ROBINSON, JR. and JAMES TIMOTHY ROBINSON, SR., APRIL ROBINSON QUEEN and AMANDA ROBINSON SMITH, as parties of the first part, hereinafter called Grantor, and RESTHAVEN PROPERTY, LLC, a Georgia limited liability company, as party 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 ONE AND NO/100 (\$1.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 298 of the 7th District of Hall County, Georgia, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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EXHIBIT "A"

(LEGAL DESCRIPTION)

ALL THAT TRACT or parcel of land lying and being in Land Lot 298 of the 7th District of Hall County, Georgia, and being shown as Tract 2 containing 15.352 Acres on a plat of survey by Apalachee Land Surveying, Inc. (Charles D. Norton, Registered Land Surveyor No. 2872), dated May 25, 2005, and being more particularly described according to said plat as follows:

TO LOCATE THE POINT OF BEGINNING, begin at the point of intersection of the centerline of Burnett Street with the northwest right of way line of Georgia Highway No. 13, a/k/a Buford Highway, (having a 100-foot right of way); run thence along the northwest right of way line of Georgia Highway No. 13, North 41 degrees 11 minutes 44 seconds East a distance of 271.46 feet to a point; continue thence northeast along said right of way line, North 41 degrees 11 minutes 44 seconds East a distance of 516.61 feet to a point marked by an iron pin, which is the TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 35 degrees 56 minutes 28 seconds West a distance of 862.65 feet to a point marked by an iron pin; run thence North 56 degrees 46 minutes 44 seconds East a distance of 181.27 feet to a point marked by an iron pin; run thence North 62 degrees 43 minutes 37 seconds East a distance of 824.64 feet to a point marked by a 3/8-inch rebar found; run thence South 27 degrees 35 minutes 10 seconds East a distance of 313.20 feet to a 1/2-inch rebar found; run thence South 28 degrees 11 minutes 27 seconds East a distance of 211.20 feet to a point on the northwest right of way line of Georgia Highway No. 13; run thence along said right of way line, South 41 degrees 11 minutes 44 seconds West a distance of 946.04 feet to a point marked by an iron pin, which is the true place or point of beginning.

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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 owning, holding or claiming by, through, or under Grantor, but not otherwise.

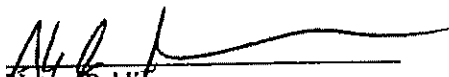
IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed, the day and year above written.

Signed, sealed and delivered in the presence of:

T & B, LLC,
a Georgia limited liability company



Unofficial Witness

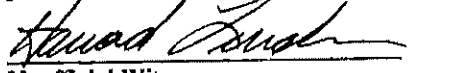
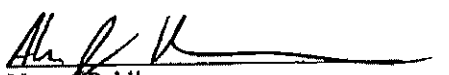
By:  (Seal)
Ty Robinson, Manager


Notary Public
My commission expires:

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

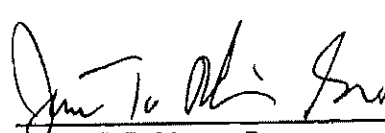
Signed, sealed and delivered in the presence of:


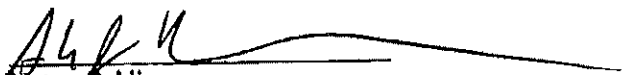

James T. Robinson, Jr. (SEAL)


Unofficial Witness

Notary Public
My commission expires:

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

Signed, sealed and delivered in the presence of:


James T. Robinson, Sr. (SEAL)


Unofficial Witness

Notary Public
My commission expires:

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

{Signatures continue on next page.}