

HALL COUNTY, Georgia  
Real Estate Transfer Tax

000050

Paid \$ 350.00

Date 09-04-09  
Charles Baker  
Superior Court Clerk

By JW

FT61 069-2009-005294

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT  
Filed in office, this 4 day of September  
20 09 at 3:27 PM. Recorded in Deed  
Book 6605 Page(s) 50-51  
Charles Baker, Clerk By JW

File: ✓

After recording, return to:  
SMITH, GILLIAM, WILLIAMS & MILES  
P. O. BOX 1098  
GAINESVILLE, GA 30503

020120

**WARRANTY DEED**

THIS INDENTURE is made this 4th day of September, 2009, between

**JUSTIN A. MARTIN AND CORTNEY C. MARTIN A/K/A JESSICA C. MARTIN F/K/A  
JESSICA C. CHAPMAN** (hereinafter referred to as "Grantor") and

**L. JEFFREY PAYNE AND HART WILHEIT PAYNE** (hereinafter referred to as "Grantee")

(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.)

WITNESSETH

GRANTOR, in consideration of the sum of -TEN DOLLARS- and other valuable considerations, 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 the following described property, to wit:

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 100 of the 10th District, Hall County, Georgia, and being 13.273 acres, more or less, on the north side of Price Road as shown by plat for Tony and Kathy Martin prepared by Owen Patton, Registered Land Surveyor No. 1324, dated July 21, 1987, and recorded in Plat Book 126, page 53, Hall County, Georgia Records. Reference to said plat and the record thereof is hereby made for a complete description of said property.

This being part of the property described in the Warranty Deed Survivorship between Justin A. Martin and Justin A. Martin and Jessica C. Chapman, dated October 17, 2003, and recorded in Deed Book 4803, page 240, Hall County, Georgia Deed Records.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.



AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

*Paul O. Kay*

Unofficial Witness

*Peggy Michael*

Notary Public

*Justin A. Martin*

(SEAL)

JUSTIN A. MARTIN

*Cortney C. Martin*

(SEAL)

CORTNEY C. MARTIN A/K/A JESSICA C. MARTIN F/K/A JESSICA C. CHAPMAN

NOTARY SEAL



020368

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 5340  
PAGE(S) 174 THIS 10  
DAY OF JUNE 2005 AT 3:15pm  
DWIGHT S. WOOD, CLERK BY WT  
22104,06

000174

HALL COUNTY, Georgia  
Real Estate Transfer Tax  
Paid \$ 229.40  
Date 6-10-05  
DWIGHT S. WOOD  
Clerk Superior Court  
By WT  
069-2005-005280

After recording, return to:  
BRAD J. PATTEN  
SMITH, GILLIAM, WILLIAMS & MILES  
P. O. BOX 1098  
GAINESVILLE, GA 30503 ←

**WARRANTY DEED**

THIS INDENTURE is made this 9 day of June, 2005, between KEVIN SIMS (hereinafter referred to as "Grantor") and L. JEFFREY PAYNE AND HART W. PAYNE (hereinafter referred to as "Grantee")

(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.)

**WITNESSETH**

GRANTOR, in consideration of the sum of -TEN DOLLARS- and other valuable considerations, 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 the following described property, to wit:

All that lot, tract, or parcel of land, lying and being in Land Lot 100 of the 10th Land District of Hall County, Georgia, containing 13.648 acres, as shown on the individual plat of survey prepared for Grady and Imogene Martin by Owen Patton, Georgia Registered Land Surveyor, dated July 21, 1987, and recorded in Plat Book 131, Page 23 of the Hall county, Georgia Plat Records, and which plat is hereby incorporated by reference for a more complete description of said property.

Said property is conveyed subject to all easements, covenants, and restrictions of record, if any.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature] (SEAL)  
KEVIN SIMS

[Signature]  
Notary Public  
NOTARY SEAL



FILED & RECORDED 03/01/2021 11:44 AM  
DEED BOOK 8742 PAGES 775 - 777  
FILING FEES: \$25.00  
PT61: 069-2021-001822 TRANSFER TAX: \$2,300.00  
RECORDED BY: JP  
CLERK: Charles Baker, C.S.C Hall County, GA

Tax Parcel # 10100 000159

Prepared by / Return to:

IHS Law, LLC

Carla J. Walker, Esq.

P.O. Box 907146, Gainesville, GA 30501

404-210-6271

## LIMITED WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF HALL.

**THIS INDENTURE**, made this 26<sup>th</sup> day of February, 2021, by and between **WILCO PROPERTY INVESTMENTS, LLC**, a Georgia limited liability company whose mailing address is 2052 Riverwood Drive, Gainesville, Georgia 30501 ("Grantor") and **PARKWAY PROFESSIONAL, LLC**, a Georgia limited liability company whose mailing address is P.O. Box 724, Gainesville, Georgia 30503 ("Grantee").

### WITNESSETH:

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described real property, together with all rights, members, easements and improvements located thereon or appurtenant thereto (collectively, the "Property"), to wit:

[LEGAL DESCRIPTION ON FOLLOWING PAGE]

All that tract or parcel of land lying and being in Land Lots 100 and 101, 10th Land District, Hall County, Georgia, containing 19.34 acres, as more particularly described by a survey prepared for Horace Brookshire and David Conner by Patton-Boyer, Inc., Surveyors, dated 2/25/04 as recorded in Plat Slide 839, Page 80 of the Hall County, Georgia plat records, said plat description being specifically incorporated herein by reference, and being more particularly described according to said survey as follows:

Beginning at a nail set in the base of a twin 20 inch hardwood located South 36 degrees 11 minutes 32 seconds East 843.64 feet from the intersection of the eastern right-of-way of Summitt Chase with the eastern right-of-way of Shaded Way Drive; thence from said point of beginning North 02 degrees 15 minutes 38 seconds East 881.9 feet to a ½ inch rebar; thence South 86 degrees 51 minutes 29 seconds East 34.26 feet to a ½ inch rebar pin; thence South 86 degrees 59 minutes 15 seconds East 13.80 feet to a point; thence along the centerline of a creek the following courses and distances, to wit: North 13 degrees 42 minutes 51 seconds West 2.04 feet, thence North 53 degrees 57 minutes 43 seconds East 26.57 feet, thence North 00 degrees 58 minutes 29 seconds West 15.15 feet; thence North 60 degrees 59 minutes 27 seconds West 17.72 feet, thence North 04 degrees 47 minutes 03 seconds West 26.52 feet, thence North 49 degrees 32 minutes 36 seconds East 21.42 feet, thence leaving the centerline of said creek North 89 degrees 42 minutes 33 seconds East 382.79 feet to a point; thence South 02 degrees 18 minutes 23 seconds West 2,192.94 feet to a ½ inch open top pin found; thence South 00 degrees 56 minutes 20 seconds West 624.90 feet to a ½ inch rebar located on the Northern right-of-way of Price Road; thence along the right-of-way of Price Road North 89 degrees 06 minutes 13 seconds West 230.91 feet to a ½ inch rebar; thence leaving the right-of-way of Price Road North 01 degrees 52 minutes 22 seconds East 1,851.52 feet to a nail at base of an axle; thence North 89 degrees 55 minutes 03 seconds West 216 feet to the point of beginning.

Said property known and designated under the present system of numbering streets in Hall County, Georgia as 3830 Price Road, Gainesville, Georgia, bearing Tax Parcel # 10100 000159; and said property being the same property described and conveyed in a Limited Warranty Deed from James W. Cobb, Jr. to Wilco Property Investments, LLC dated and recorded of even date herewith in the Hall County Deed Records.

Said property being subject to and/or benefitting from all easements, restrictions, covenants, zoning ordinances, agreements and matters of survey affecting the property, if any.

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

**GRANTOR SHALL WARRANT** and forever defend the right and title to the Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons holding, owning or claiming by, through or under Grantor, but against none other.

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, Grantor has caused this deed to be executed by its duly authorized representatives with its company seal affixed, the day and year first above written.

Signed, sealed and delivered  
this 26<sup>th</sup> day of February, 2021  
in the presence of:

**Wilco Property Investments, LLC**  
a Georgia limited liability company

By: *James W. Cobb, Jr.*  
James W. Cobb, Jr., Manager  
(Company Seal)

*Amanda Frudo*  
Witness

*Carla J. Walker*  
Notary Public  
My Comm. Expires \_\_\_\_\_  


FILED & RECORDED 06/04/2021 1:15 PM  
DEED BOOK 8841 PAGES 490 - 491  
FILING FEES: \$25.00  
PT61: 069-2021-005525 TRANSFER TAX: \$300.00  
RECORDED BY: EAR  
CLERK: Charles Baker, C.S.C Hall County, GA

Tax Parcel # 10100 000006

Prepared by / Return to:  
IHS Law, LLC  
Carla J. Walker, Esq.  
P.O. Box 907146, Gainesville, GA 30501  
cwalker@ihslawllc.com

## LIMITED WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF HALL.

THIS INDENTURE, made this 4<sup>th</sup> day of June, 2021, by and between **WILLIAM RANDY JOHNSON and KIM L. JOHNSON**, Georgia residents (collectively, the "Grantor") and **JHME PROPERTIES, L.L.L.P.**, a Georgia limited liability limited partnership (the "Grantee").

### WITNESSETH:

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described real property, together with all rights, members, easements and improvements located thereon or appurtenant thereto (collectively, the "Property"), to wit:

All that tract for parcel of land lying and being in the 10th Land District of Hall County, Georgia and being part of Land Lot Number 100 in the said district and being a part of the land conveyed by Mrs. Vassie Martin to Hoyt Ladd by deed dated October 20, 1950, and recorded in Deed Book 126, Page 531, Hall County, Georgia deed records, and the part of same hereby conveyed is described as follows:

Beginning at an iron pin on the North side of the Gainesville-Bark Camp Highway at the property line of Cleveland Smith and running thence East along the Gainesville-Bark Camp Highway 231 feet to an iron pin; thence North 1880 feet to an iron pin; thence West 216 feet to an iron pin; thence North 960 feet to the property of Cletus Parks; thence West 15 feet to an iron pin at the property of Cleveland Smith; thence South along the Cleveland Smith line 2840 feet to the beginning iron pin corner. Said tract containing 10 acres, more or less.

This being the same property described and conveyed in a By Virtue of a Warranty Deed from E. Clyde Grindle and Fannie L. Grindle to William Randy Johnson and Kim L. Johnson dated June 25, 1981, filed June 26, 1981, in Book 745, Page(s) 424, Hall County, Georgia records.

The above property being known and designated according to the present system of number in Hall County, Georgia as 3842 Price Road, Gainesville, Georgia, Tax Parcel # 10100 000006.

Said property being subject to and/or benefitting from all easements, restrictions, covenants, zoning ordinances, agreements and matters of survey affecting the property, if any.

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

**GRANTOR SHALL WARRANT** and forever defend the right and title to the Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons holding, owning or claiming by, through or under Grantor, but against none other.

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 undersigned Grantors have hereunto set their hands and affixed their seals the day and year above written.

Signed, sealed and delivered  
this 4<sup>th</sup> day of June, 2021  
in the presence of:

**GRANTOR(S):**

*Aminda Smith*  
Witness

*William Randy Johnson* (L.S.)  
William Randy Johnson

*Carla J. Walker*  
Notary Public

*Kim L. Johnson* (L.S.)  
Kim L. Johnson

My Comm. Expires: 06-29-2024

