



Exhibit "A"

Recorded 01/21/2020 02:41 Deed Doc: WD

Georgia Transfer Tax Paid : \$300.00
MELISSA B. HOLBROOK 059202000034
Clerk Superior Court, FRANKLIN County, Ga.
Bk 01374 Pg 0247

Return Recorded Document to:
Allen L. Lacey, Jr.
P.O. Box 356
Commerce, GA 30529

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF FRANKLIN

FILE #: 19-16750

THIS INDENTURE made this 13th day of January, 2020, between Abe J. Padgett, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Justin David, 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 AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof 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.

All that tract or parcel of land lying and being in the 1686th District, G.M., Franklin County, Georgia, and being designated as Tract 3 containing 94.101 acres, more or less, as more particularly shown on plat of survey prepared for John Payne Sewell Estate by Ben McLeroy & Associates, Inc., Registered Surveyor, dated July 27, 2007 and recorded at Plat Book 28, Page 964, in the Office of the Clerk of the Superior Court of Franklin County, Georgia and incorporated herein and made a part hereof by reference for a more detailed description.

Subject to existing easements and rights of way for public roads and utilities now in use.

No poultry houses may be constructed on the subject property.

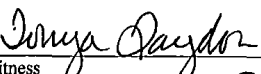
This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:


Witness


Abe J. Padgett (SEAL)


Notary Public

