

Campbell & Brannon, LLC  
Three Northwinds Center  
2500 Northwinds Parkway, Suite 160  
Alpharetta, GA 30009  
File No.: A171755J  
(Phone No.: (770)521-1180)

STATE OF GEORGIA  
COUNTY OF FULTON

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 4th day of August, 2017, between

**Kimberly Gesnes Morris**

(hereinafter referred to as "Grantor") and

**Brannon Vann and Katharyn Vann  
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

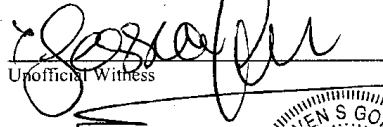
See Exhibit A attached hereto and made a part hereof.

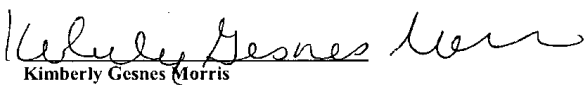
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

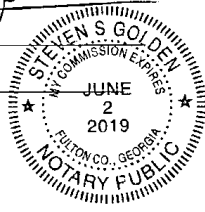
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Kimberly Gesnes Morris

Notary Public  
My Commission Expires:  
[Attach Notary Seal]



**EXHIBIT A**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 347, First District, Second Section, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the East Line of Land Lot 327, said district, section and county, with the northeasterly right of way of Pine Grove Road; thence running southeasterly along the northeasterly right of way of Pine Grove Road a distance of 245.0 feet to a point, being THE TRUE POINT OF BEGINNING; thence running North 26 degrees 32 minutes 02 seconds East a distance of 515.50 feet to a point; thence running North 14 degrees 01 minutes 15 seconds East a distance of 157.94 feet to an iron pin found; thence running North 02 degrees 19 minutes 42 seconds East a distance of 378.52 feet to a point; running thence North 89 degrees 34 minutes 06 seconds East a distance of 231.22 feet to an iron pin found; running thence South 06 degrees 48 minutes 03 seconds West a distance of 643.30 feet to a point; running thence North 89 degrees 20 minutes 32 second East a distance of 196.57 feet to an iron pin found; running thence South 07 degrees 06 minutes 56 seconds West a distance of 120.09 feet to a point; thence running South 89 degrees 20 minutes 32 seconds West a distance of 195.90 feet to a point; thence running South 06 degrees 48 minutes 03 seconds West a distance of 448.99 feet to a point located on the northeasterly right of way of Pine Grove Road; thence running North 61 degrees 16 minutes 06 seconds West along the northeasterly right of way of Pine Grove Road a distance of 424.48 feet to point being the TRUE POINT OF BEGINNING; said tract containing 7.36 acres, designated as Tract, on a plat of survey prepared by E.S. Huff & Associates Land Surveyors, Inc. dated May 3, 1987 for Andrew S. Barrett, Ann Barrett and Lomas & Nettleton Company.