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Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

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DS
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Gilroy Bailey Trumble LLC
3780 Mansell Rd., Ste. 140
Alpharetta, GA 30022
AL1600543/Canton Mews

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 30th day of December, 2016, between Cadmus Construction, LLC, a Foreign limited liability company, party of the first part, and Canton Mews LLC, a Georgia limited liability company, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and 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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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 party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Cadmus Construction, LLC, a foreign limited liability company.

[Signature]
Unofficial Witness

By: [Signature] (SEAL)
Printed Name: Simone du Boise
Title: Managing Member

[Signature]
Notary Public



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 410 of the First District and Second Section of Fulton County, Georgia, as shown and delineated on the plat of Survey for Peachtree Federal Savings & Loan Association, made by Georgia Land Surveying Co., Inc., dated January 30, 1978, a copy of which is on file in the law offices of Alex McLennan, Atlanta, Georgia and being more particularly described as follows:

Beginning at a point marked by an iron pin found on the Southerly side of Minhinette Drive (having a 40 foot right-of-way) Four Hundred Seventy-Eight (478) feet Easterly from the intersection of the Southerly side of Minhinette Drive with the Easterly side of Canton Street (also having a 40 foot right-of-way); running thence in an Easterly Direction along the Southerly Side of Minhinette Drive a distance of One Hundred Eighteen and Five-Tenths (118.5) feet to an iron pin found; running thence Southerly a distance of Two Hundred Thirty-Four and Five-Tenths (234.5) feet to an iron pin found; running thence Westerly a distance of One Hundred Fifteen and One-Tenth (115.1) feet to an iron pin found; running thence Northerly a distance of Two Hundred Thirty-Two and Nine-Tenths (232.9) feet to the Southerly side of Minhinette Drive and the point of beginning; being improved property having a dwelling located thereon known as No. 1293 Minhinette Drive, Roswell, Georgia.