

After recording Return to:
Pacific Law Group LLC
625 Molly Lane, Ste 130
Woodstock, GA 30189
File No. 19-10643W

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, Made this 11th day of October, 2019 between

Lyons Partners LLC.

as party or parties of the first part, (hereinafter referred to as "Grantor") and

180 Stripling Street LLC.

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 consideration 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, confirmed and conveyed, and by these presents does grant, bargain, sell alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 9 of the 3rd District, 2nd Section, Town of Ball Ground, Cherokee County, Georgia, being Tract 1, as per plat recorded in Plat Book 118, Page 1938, Cherokee County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Subject Property Address: 174 Stripling Street, Ball Ground, GA 30107

Parcel ID: 94N02 043C

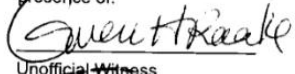
Subject to all covenants, conditions, zoning ordinance, restrictions and easements of record.

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 lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

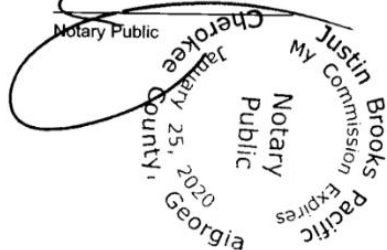
IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.


Signed, sealed and delivered in the presence of:



Unofficial Witness

Notary Public



By: 
Britanni DeCamara, Managing Member