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KELLI PARADISE SMITH
CLERK OF SUPERIOR
COURT
OGLETHORPE COUNTY

REAL ESTATE TRANSFER TAX
PAID: $157.50
PT-61 109-2016-000672

Return to: Rhett Burruss, L.L.C.
1551 Jennings Mill Rd., Suite 1100-B
Watkinsville, Georgia 30677
(706)369-0061

LIMITED WARRANTY DEED

16AC-0276

STATE OF GEORGIA
COUNTY OF OGLETHORPE

THIS INDENTURE, Made the 25th day of October, 2016, between

Jane Buckman Ridgeway, Charles B. Hogan, S.E. Hogan, II

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Rebekkah Lynn Byrd

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 0/100 DOLLARS AND GOOD AND VALUABLE CONSIDERATION 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 the following described property:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 229th District, G.M., Oglethorpe County, Georgia, containing 8.30 acres, more or less, according to that plat of survey entitled, "Survey for S.E. Hogan," prepared by T. Larry Rachels, Registered Land Surveyor, dated December 29, 1972, said plat being recorded in Plat Book 8, Page 152, in the Office of the Clerk of Superior Court for Oglethorpe County, Georgia, said plat being incorporated herein by reference and being made a part of this description.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record, if any.

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 claims of all persons owning, holding or claiming by, through or under grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

UNOFFICIAL WITNESS

NOTARY PUBLIC
My commission expires: 1/10/2018

Jane Buckman Ridgeway

Charles B. Hogan

S.E. Hogan, II