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DOUGLASVILLE, GA 30135



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Carolyn V. Sullivan Clerk

BK 6237 PG 1-4

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LIMITED
WARRANTY DEED

THIS INDENTURE, made the 25th day of April, 2013, between CBNA-GA II, LLC, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and

DONALD E. FREE, JR. AND GWEN FREE

Party or parties of the second part, hereinafter called Grantee ("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 DOLLARS (\$10.00) and other 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,

ALL THAT TRACT or parcel of land being shown on 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 Grantee forever in FEE SIMPLE.

AND THE SAID Party of the first part, for it's heirs, executors and administrators will warranty and forever defend the right and title of the above described property unto the said party of the second part, its heirs and assigns against the claims of all persons when the claim is by through or under grantor, but not otherwise.

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:

[Signature]
Witness

CBNA-GA II, LLC

[Signature] (SEAL)
By: Wade King
Title: Manager

[Signature]
Notary Public



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EXHIBIT "A"

All that tract or parcel of land situate, lying and being in the Tenth Land District of Houston County, Georgia, composed of parts of Lots of Land Nos. 178 and 207, more fully described as follows: 53.78 acres, more or less, out of the southwest portion of Lot of Land No. 207, commencing at the southwest corner of said lot and running thence North $88^{\circ} 30'$ East a distance of 1418 feet to a point; thence running North $1^{\circ} 30'$ West a distance of 1713.4 feet to a point; thence running South $88^{\circ} 30'$ West a distance of 1418 feet to the west line of said Lot 207, thence running South along the west line of said Lot a distance of 1713.4 feet to the beginning point. Also 38.15 acres, more or less, in the southeast portion of Lot of Land No. 178 commencing at the southeast corner of said Lot and running thence North $1^{\circ} 30'$ West along the east line of said Lot a distance of 1713.4 feet to a point, thence running South $88^{\circ} 30'$ West a distance of 1511.5 feet to the middle of the Houston Factory and Hawkinsville public road, thence in a southeasterly direction along the middle of said road a distance of 1633.5 feet to a point where the north line of the Kings Chapel School lot intersects with said public road, thence running North $86^{\circ} 26'$ East along the north line of said Kings Chapel School lot a distance of 400 feet to a point, thence South $7^{\circ} 35'$ East along the east line of said school lot a distance of 307 feet to the South line of Lot No. 178, thence running North $88^{\circ} 30'$ East along the south line of said lot a distance of 284 feet to beginning point at the southeast corner of said lot. Said two tracts of land containing in the aggregate 93.93 acres, more or less. All lying in one body and bounded on the East by lands now or formerly owned by the Estates of B. H. Andrew, South by Gabe Solomon lands and Kings Chapel Church and Kings Chapel School lot, West by Kings Chapel School lot and Houston Factory and Macon Public Road, and on the North by other lands of G. H. Andrew. Said tract of land being fully shown by a plat of survey of same made by Rhodes Sewell, County Surveyor. Said tract of land is the same as that conveyed by Warranty Deed dated March 11, 1983 from Samuel B. Rauntree to Susie E. Cain recorded in Deed Book 678, Page 653, Clerk's Office, Houston Superior Court.

EXHIBIT "A"
(CONTINUED)

Less and Except:

All that tract or parcel of land lying and being in Land Lot 178 of the Tenth Land District, Houston County, Georgia, and being 1.00 acres as more fully shown on plat of survey of the property of Henry Lee Thomas, Jr., by Milton Barkham, Surveyor, dated September 26, 1973, and a copy of which is recorded in Map Book 18, Page 237, in the Clerk's Office, Houston Superior Court. Said plat and recorded copy thereof are incorporated herein by reference for all purposes.

And Less and Except:

All that tract or parcel of land lying and being in Land Lot 178 of the 10th Land District, Houston County, Georgia, and being 1.00 acres designated as Parcel B on plat of survey of the property of S. B. Rountree by Richard L. Jones, Surveyor, dated February 15, 1974, and a copy of which is recorded in Map Book 17, Page 78, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof is incorporated herein by reference for all purposes.

And Less and Except:

All that tract or parcel of land lying and being in Land Lot 178 of the Tenth Land District, Houston County, Georgia, and being 1.00 acres designated as Parcel A on plat of survey of the property of S. B. Rountree by Richard L. Jones, Surveyor, dated February 15, 1974, and a copy of which is recorded in Map Book 17, Page 78, in the Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof is incorporated herein by reference for all purposes.

And Less and Except:

All that tract or parcel of land lying and being in Land Lot 178 of the Tenth Land District, Houston County, Georgia, and being 2.00 acres as more fully shown on plat of survey for Samuel Rountree, Jr., by Richard L. Jones, Surveyor, dated August 20, 1974, and a copy of which is recorded in Plat Book 18, Page 172, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

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EXHIBIT "A"
(CONTINUED)

And Less and Except:

All that tract or parcel of land situate, lying and being in Land Lot 178 of the Tenth Land District of Houston County, Georgia, being Parcel 'A', containing 1.00 acres and having such shapes, areas, bounds, courses and distances as are shown on plat of survey prepared by Richard L. Jones, Registered Land Surveyor No. 1591, said plat of survey dated October 27, 1983, and recorded in Plat Book 26, Page 119, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.