

Type: WD
Kind: WARRANTY DEED
Recorded: 9/8/2022 10:05:00 AM
Fee Amt: \$490.00 Page 1 of 4
Transfer Tax: \$465.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 4878462932,
7067927936

BK 2908 PG 9 - 12

ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN
FALLIGANT**
ATTORNEYS & COUNSELORS AT LAW
One West Park Avenue
Savannah, Georgia 31401
ATTN: Robert B. Brannen, Jr.
(912) 644-5721
File No.: 20877-0004

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of September 2, 2022, by and between **RICHARD A. STARLING**, (“Grantor”) and **SOUTHERN NOUVEAU PROPERTIES, LLC**, a Georgia limited liability company (“Grantee”) (the words “Grantor” and “Grantee” to include their respective heirs, legal representatives, 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 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 said Grantee, all those tracts or parcels of land lying and being located in Chatham County, Georgia, and being known as **AREA IV-2 OF PARCEL A, HENDRIX MACHINERY COMPANY TRACT** and more particularly described on Exhibit “A”, attached hereto and incorporated herein by this reference (the “Property”).

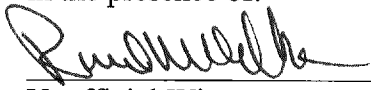
THIS CONVEYANCE and the warranties contained herein are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit “B” attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said described Property to the said Grantee, so that neither the said Grantor nor any person or persons claiming under the said Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the said described Property or appurtenances, or any rights thereof.

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 and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Notary Public

GRANTOR:

 _____ (SEAL)
Richard A. Starling

My Commission Expires:

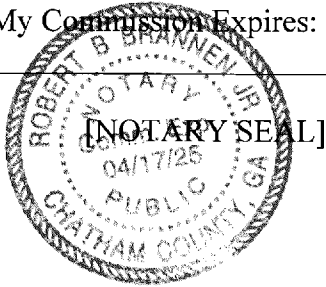


EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia, being known and designated as **AREA IV-2, PARCEL "A" OF THE HENDRIX MACHINERY COMPANY TRACT** on that certain plat entitled, "A Minor Subdivision of Area IV, Parcel "A" of the Hendrix Machinery Company Tract, 7th G.M. District, City of Savannah, Chatham County, Georgia," prepared by Don Edward Taylor, Jr., G.R.L.S.S No. 3417, dated December 1, 2020, and recorded in Plat Book 52, page 762, Chatham County, Georgia records, said plat being incorporated herein and made a part hereof by this reference.

Together with easement rights pursuant to that Access, Utility and Sign Easement Agreement between Richard A. Starling and 4410 Properties, LLC, dated September 2, 2022, and recorded in Deed Book 2907, page 742, Chatham County, Georgia records.

EXHIBIT "B"

1. Ad valorem property taxes for 2022 and subsequent years, which are liens not currently due and payable.
2. All matters disclosed on that plat entitled, "A Minor Subdivision of Area IV, Parcel "A" of the Hendrix Machinery Company Tract, 7th G.M. District, City of Savannah, Chatham County, Georgia," prepared by Don Edward Taylor, Jr., G.R.L.S.S No. 3417, dated December 1, 2020, and recorded in Plat Book 52, page 762, Chatham County, Georgia records.

Easement Parcel Only:

3. Easement from Jack's Motors, Inc. to The Mayor and Aldermen of the City of Savannah, dated November 30, 1990, and recorded in Deed Book 148-I, page 123, Chatham County, Georgia records.
4. Easement in that Findings of Fact and Conclusions of Law between William O. Cox and Jack's Motors, Inc., dated January 17, 1992, and recorded in Deed Book 152-L, page 412, Chatham County, Georgia records.
5. Easement from 4410 Properties, LLC to Georgia Power Company, dated February 14, 2022, and recorded in Deed Book 2751, page 71, Chatham County, Georgia records.
6. Easement from 4410 Properties, LLC to Georgia Power Company, dated March 1, 2022, and recorded in Deed Book 2760, page 410, Chatham County, Georgia records.