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CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy H. Brown

PT-61 038-2021-004797

7030739348
PARTICIPANT ID

Record and return to:
Mann & Wooldridge, P.C.
P.O. Box 310
Newnan, Georgia 30264

REAL ESTATE
TRANSFER TAX
PAID: \$579.60 ✓

STATE OF GEORGIA

COUNTY OF COWETA

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of June, 2021, by and between THE CHUCK TARKENTON FAMILY PARTNERSHIP, LLLP (hereinafter referred to as the "Grantor") and ANGLER INVESTMENTS, LLC (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, heirs, successors and assigns where the context requires or permits):

WITNESSETH THAT:

Grantor, for and in consideration of the sum of TEN AND NO/100THS 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, its legal representatives, successors and assigns, all that tract or parcel of real property lying and being in Coweta County, Georgia, and being more particularly described, to-wit:

All that tract or parcel of land, containing 3.0 acres, situate, lying and being in Land Lots 49 and 54 of the First Land District of Coweta County, Georgia as shown on plat of survey for Paul Bass and James A. Williams dated July 2, 1991 made by John R. Christopher, Registered Land Surveyor, as recorded in Plat Book 51, Page 74, in the Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein.

This property is conveyed subject to that certain Covenant and Restriction Running with the Land of record in Deed Book 1953, Page 343 and being amended by First Amendment and Modification of Covenant and Restriction Running with the Land of record in Deed book 3327, Page 128, Coweta County, Georgia records.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in any way appertaining, only to the proper use, benefit and behoof of the said Grantees forever in fee simple.

AND THAT SAID GRANTOR will warrant and forever defend the right and title to the Property unto the said Grantee against the

[Handwritten signature]

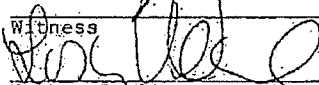
claims of all persons and entities claiming by, through or under Grantor, but not otherwise.

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

THE CHUCK TARKENTON FAMILY
PARTNERSHIP, LLLP

 (SEAL)
Stephen D. Tarkenton, Managing
Partner

Signed, sealed and delivered
in the presence of:

Witness _____

Notary Public
My Commission Expires _____

