

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty, Ga.

Wait

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RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060
09R179.1

12.

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 14th day of May, in the year Two Thousand Nine, between

UNITED COMMUNITY BANK

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

WB HAWTHORNE GATE, LLC, a Georgia limited liability company

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 OTHER VALUABLE CONSIDERATIONS AND TEN AND NO/100 DOLLARS (\$10.00) 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 lying and being in Land Lots 519 and 562 of the 17th District, 2nd Section, Cobb County, Georgia, and being **LOTS 9, 10, 11, 12, 13, 14, 15, AND 16, HAWTHORNE GATE, PHASE 1**, as per plat of survey recorded in Plat Book 259, page 73, Records of Cobb County, Georgia, as revised in Plat Book 260, page 53, Records of Cobb County, Georgia, which plat is incorporated herein and made a part hereof by reference.

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 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 CLAIMING 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:

Conrad Nerea
Unofficial Witness

Robin D. Alvarez
Notary Public



UNITED COMMUNITY BANK



By: [Signature] (Seal)
Phillip Galbreath, Vice President

ATTEST:

By: [Signature] (Seal)
Name: **Joseph Pressley**
Title: **Special Assets Officer**



Jay C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Wait

AFTER RECORDING RETURN TO
GEORGE C. CALLOWAY, ESQ.
SPECIALIZED TITLE SERVICES, INC.
6133 PEACHTREE DUNWOODY ROAD NE
ATLANTA, GEORGIA 30328
(770) 394-7000 STS FILE NO. 1148.0015 E

Hartman, Simons, Spielman & Wood, LLP
Attn: Charles L. Wood, Esq.
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339

COUNTY OF COBB)
STATE OF GEORGIA)

LIMITED WARRANTY DEED

THIS INDENTURE, made the 19 day of June, 2009, between **BANK OF NORTH GEORGIA**, a Georgia banking association, as party of the first part, hereinafter called "Grantor," and **TI HAWTHORNE GATE, LLC**, a Georgia limited liability company, as party 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 and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, 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 those tracts or parcels of land lying and being in Land Lots 519 and 562, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described in as follows:

Lots 17 and 18 of Hawthorne Gate, Phase I, as per Plat recorded in Plat Book 259, Page 73, Records of Cobb County, Georgia, as revised at Plat Book 260, Page 53, aforesaid Records.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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.

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, claiming by, through or under Grantor.

The conveyance and warranty of title hereunder are expressly subject to those matters shown on Exhibit "A", attached hereto and made a part hereof by reference.

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

Signed, sealed and delivered
in the presence of

[Signature]
Official Witness

Diane Haeger
Notary Public

(NOTARY SEAL)

My Commission Expires:

May 24, 2013



GRANTOR:

BANK OF NORTH GEORGIA, a Georgia banking association

By: *[Signature]*
Name: *John Chambliss*
Title: *Banking Officer*

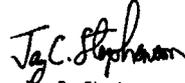
[Bank Seal]

EXHIBIT "A"

(Permitted Exceptions)

1. All taxes for the year 2009 and subsequent years and any additional taxes due as a result of a reassessment or a rebilling of the subject property.
2. Applicable zoning and other ordinances.
3. Permit to Cut or Trim Trees from S. O. Vaughn to Georgia Power Company, a Georgia corporation, dated December 3, 1962, filed for record January 18, 1963 at 2:15 p.m., recorded in Deed Book 682, Page 354, Records of Cobb County, Georgia.
4. Underground Easement from DGD Holdings, Inc. to Georgia Power Company, dated February 5, 2007, filed for record February 27, 2007 at 9:47 a.m., recorded in Deed Book 14456, Page 3634, aforesaid Records.
5. Reciprocal Easement and Cost Sharing Agreement by Bank of North Georgia, a Georgia banking corporation, Hawthorne Gates Townhome Association, Inc., a Georgia nonprofit corporation, and WB Hawthorne Gate, LLC, a Georgia limited liability company, dated May 15, 2009, filed for record May 20, 2009 at 4:03 p.m., recorded in Deed Book 14693, Page 4072, aforesaid Records.
6. All matters disclosed by Plats recorded in Plat Book 259, Page 73, aforesaid Records; Plat Book 260, Page 53, aforesaid Records; and Plat Book 271, Page 336, aforesaid Records.
7. All matters that would be revealed by a current accurate survey and inspection of the property.

EXHIBIT "A"



Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

After recording return to:
Moore Ingram Johnson & Steele, LLP
326 Roswell Street
Marietta, Georgia 30060

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

This Indenture, made this 28th day of April, in the Year of Our Lord Two Thousand and Nine, between **UNITED COMMUNITY BANK**, of the State of Georgia, of the first part and, **WB HAWTHORNE GATE, LLC**, of the State of Georgia, of the second part,

Witnesseth: That the said party of the first part for and in consideration of the sum of Ten Dollars(\$10.00), in hand paid, at and before the sealing and deliver of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property, to-wit:

TRACT 1 OF 3 (1373 Hawthorne Avenue)

All that tract or parcel of land lying and being in Land Lot 562 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 7, Henry Adams Subdivision, as per plat of survey recorded in Plat Book 9, page 161, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

TRACT 2 OF 3 (1379 Hawthorne Avenue)

All that tract or parcel of land lying and being in Land Lot 562 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 8, Henry Adams Subdivision, as per plat of survey recorded in Plat Book 9, page 161, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

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TRACT 3 OF 3 (2540 St. Charles Drive)

All that tract or parcel of land lying and being in Land Lot 562 of the 17th District, 2nd Section, Cobb County, Georgia, being Lots 17 and 18, Henry Adams Subdivision, as per plat of survey recorded in Plat Book 9, page 130, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

This property is conveyed subject to all easements for roads and utilities in use or 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 use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in Fee Simple.

And the Said party of the first part for its successors and assigns, will warrant and defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Cornie Nerea
WITNESS

UNITED COMMUNITY BANK

[Signature] (Seal)
By: Phillip Galbreath
It's: Vice President

ATTEST:
[Signature] (Seal)
By: Amber Carstarphen
It's: Agent

Signed, Sealed & Delivered in the presence of:

Robin D. Alvarez
Notary Public
My Commission Expires: _____

(BANK SEAL)

