

*Rebecca Keaton*

Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

*Mail*

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Cochran & Edwards, LLC  
2950 Atlanta Road  
Smyrna, GA 30080

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

FILE #: P2016-043

THIS INDENTURE made this 11th day of January, 2017, between ELSY ROMNEY ORTIZ of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and OMOKHODION MEDICAL SERVICES, P.L.L.C., 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 NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

This Deed is given subject to all easements and restrictions of record.

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.

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 by, through and under the above named grantor.

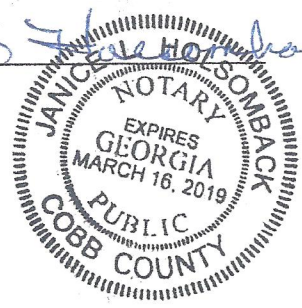
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

*Elsy I Romney* [SEAL]  
ELSY ROMNEY ORTIZ

*[Signature]*  
Witness

*[Signature]*  
Notary Public



**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 375 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, being Lot 19, Block D, Belmont Hills, Unit One, as per plat of survey prepared for Jack Shinall, dated February 15, 1999 and prepared by Anastasios Costarides, G.R.L.S. No. 2448, and being more particularly described as follows:

BEGINNING at a right-of-way monument and iron pin located in a concrete drive on the Easterly side of the right-of-way of Burbank Circle South (being a 50 foot right-of-way) at the point where said right of way begins curve and to intersect with the Southerly side of the right-of-way of Windy Hill Road; from said beginning point, running thence North 46 degrees 35 minutes 41 seconds East along the curvature intersection of said rights-of-way for a distance of 41.01 feet to an iron pin and right-of-way monument on the Southerly side of the right-of-way of Windy Hill Road (being a 90 foot right-of-way at this point); running thence North 88 degrees 46 minutes 00 seconds East along the Southerly side of the right-of-way of Windy Hill Road a distance of 88.51 feet to a #4 rebar and corner; running thence South 01 degrees 08 minutes 41 seconds East along the Westerly boundary line of Lot 20, Block D, Belmont Hills Subdivision, Unit One, for a distance of 92.77 feet to a bent one inch crimp top pipe and corner; running thence South 88 degrees 46 minutes 00 seconds West for a distance of 118.67 feet along the Northerly boundary line of Lot 18, Block D, Belmont Hills Subdivision, Unit One to a #4 rebar and corner located on the Easterly side of the right-of-way of Burbank Circle South; running thence North 01 degrees 18 minutes 46 seconds West along the Easterly side of the right-of-way of Burbank Circle for a distance of 65.24 feet to an iron pin and right-of-way monument at the POINT OF BEGINNING.