

*Rebecca Keaton*

Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to:  
Cochran & Edwards, LLC  
2950 Atlanta Road  
Smyrna, GA 30080

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

**THIS INDENTURE** made this **31st** day of **March, 2016**, between **DOWNTOWN SMYRNA DEVELOPMENT AUTHORITY** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SMYRNA RESTAURANT CONCEPTS, LLC** 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.

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

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 the presence of:

**Downtown Smyrna Development Authority**

BY: *A. Max Bacon*

**A. Max Bacon, Chairman**

*Janice L. Holsomback*  
Witness

*Janice L. Holsomback*  
Notary Public



## Exhibit "A"

### Legal Description for: City of Smyrna

---

All that tract or parcel of land lying and being in Land Lot 452 of the 17th District, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a Right-of-Way Monument found at the southwesterly-most corner of a mitered right-of-way of the northerly Right-of-Way of Concord Road (Variable Right-of-Way) with the Westerly Right-of-Way of Hollis Road (Variable Right-of-Way); THENCE, along the existing Northerly right-of-way of Concord Road on a bearing of North 83 degrees 15 minutes 37 seconds West, a distance of 65.13 feet to a Right-of-Way Monument; THENCE, North 89 degrees 39 minutes 02 seconds West, a distance of 71.51 feet to a point; THENCE, leaving the existing Right-of-Way of Concord Road on a bearing of North 06 degrees 43 minutes 15 seconds East, a distance of 8.02 feet to a point; Said point also being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING on a bearing of North 83 degrees 12 minutes 40 seconds West, a distance of 82.63 feet to a point;

THENCE, following the common property on a bearing of North 06 degrees 43 minutes 15 seconds East, a distance of 74.78 feet to a point;

THENCE, South 83 degrees 02 minutes 19 seconds East, a distance of 82.65 feet to a point;

THENCE, South 06 degrees 44 minutes 05 seconds West, a distance of 74.53 feet to the POINT OF BEGINNING.

The herein described tract of land contains 0.142 Acres or 6,170 Square Feet of land, more or less. The above described property is subject to any and all Easements, Encumbrances and or Restrictions of record.