



EXHIBIT "A"

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REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

RETURN RECORDED DOCUMENT TO:

HARTLEY, ROWE & FOWLER, P.C.
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P. O. BOX 489
DOUGLASVILLE, GA 30133-0489
FILE NO. 004247-041

DEED UNDER POWER OF SALE

CROSS REFERENCE DEED BOOK 14453, PAGE 1603 AND DEED BOOK 14458, PAGE 2737, COBB COUNTY, GEORGIA RECORDS

GEORGIA, PAULDING COUNTY

5/18

THIS INDENTURE is made and entered into this 1st day of July, 2014, by and between BV DEVELOPMENT, LLC ("Borrower"), acting by and through its duly appointed agent and attorney-in-fact, WESTSIDE BANK ("Lender"), as party of the first part, and WESTSIDE BANK ("Purchaser") as party of the second part;

WITNESSETH:

WHEREAS, on February 13, 2007 Borrower executed a deed to secure debt (the "Security Deed") to Lender, which was recorded in Deed Book 14453, Page 1603, as re-recorded in Deed Book 14458, Page 2737; as modified by Modification of Deed to Secure Debt dated February 15, 2008, recorded in Deed Book 14583, Page 4346; as modified by Modification of Deed to Secure Debt dated February 15, 2008, recorded in Deed Book 14654, Page 6216; as modified by Modification of Deed to Secure Debt dated February 16, 2009, recorded in Deed Book 14685, Page 1796; as modified by Modification of Deed to Secure Debt dated October 30, 2010, recorded in Deed Book 14810, Page 870, Cobb County, Georgia Records, which deed

conveys the property described below (the "Property"), to secure payment of a note (the "Note") dated February 13, 2007 in the original sum of \$4,496,644.00; and

WHEREAS, default occurred under the Note and the Security Deed and Lender elected, pursuant to the terms of the Note and the Security Deed, to declare the entire principal and interest immediately due and payable; and

WHEREAS, written notice of the initiation of proceedings to exercise the power of sale provided in the Security Deed was duly given to the Borrower by the Lender no later than thirty days prior to the date of the foreclosure sale. Such notice included the name, address and telephone number of the individual or entity with authority to negotiate, amend and modify all terms of the Security Deed with Borrower, was sent by certified mail, return receipt requested, to the Property address (or such other address as the Borrower may have designated by written notice to Lender), and included a copy of the notice of sale submitted to the publisher; and

WHEREAS, Lender, according to the terms of the Security Deed did expose the Property for sale to the highest and best bidder for cash on the first Tuesday in July, 2014 during the legal hours of sale before the courthouse door in Cobb County, Georgia, after first advertising the sale by notice published in the Marietta Daily Journal, once a week for four (4) weeks immediately preceding the sale, and after complying with the terms of the Security Deed and advertisement; and

WHEREAS, the Property was knocked off to the Purchaser, being the highest and best bidder for cash, at and for the sum of \$2,435,000.00.

NOW, THEREFORE, in consideration of the premises and the sum of \$2,435,000.00 cash in hand paid, the receipt of which is hereby acknowledged, Borrower, acting by and through

its duly appointed agent and attorney-in-fact, pursuant to the provisions of the Security Deed, does hereby bargain, sell, transfer and convey unto Purchaser, its successors and assigns, the following described Property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 168 and 178 of the 18th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a Concrete Monument Found at the intersection of the northerly right-of-way line of Veterans Memorial Hwy a.k.a. State Route 8, U.S. 78 and 278 (variable R/W) and the Land Lot Line common to Land Lots 177 and 178; thence along said right-of-way line the following courses and distances: North 61 degrees 49 minutes 10 seconds West a distance of 2.56 feet to a Concrete Monument Found; thence North 67 degrees 31 minutes 15 seconds West a distance of 88.80 feet to a Concrete Monument Found (Disturbed); thence North 69 degrees 30 minutes 55 seconds West a distance of 100.13 feet to a Concrete Monument Found; thence North 70 degrees 21 minutes 03 seconds West a distance of 85.88 feet to an Iron Pin Found (Disturbed); thence leaving said right-of-way line North 06 degrees 51 minutes 14 seconds West a distance of 213.55 feet to an Iron Pin Found on the southerly right-of-way line of Brookside Court (50' R/W); thence along said right-of-way line the following courses and distances: North 60 degrees 53 minutes 46 seconds West a distance of 66.14 feet to an Iron Pin Found; thence 69.23 feet along an arc of a curve to the left, said curve having a radius of 547.96 feet and a chord bearing and distance of North 63 degrees 41 minutes 14 seconds West 69.18 feet to an Iron Pin Found; thence North 68 degrees 12 minutes 12 seconds West a distance of 110.81 feet to an Iron Pin Found; thence 228.43 feet along an arc of a curve to the right, said curve having a radius of 418.69 feet and a chord bearing and distance of North 52 degrees 16 minutes 41 seconds West 225.60 feet to an Iron Pin Found; thence 160.49 feet along an arc of a curve to the left, said curve having a radius of 522.64 feet and a chord bearing and distance of North 46 degrees 31 minutes 35 seconds West 159.86 feet to an Iron Pin Found on the easterly right-of-way line of Brookside Village Parkway (60' R/W); thence along said right-of-way line the following courses and distances: 98.10 feet along an arc of a curve to the right, said curve having a radius of 592.11 feet and a chord bearing and distance of South 30 degrees 15 minutes 15 seconds West 97.99 feet to an Iron Pin Found; thence South 35 degrees 07 minutes 00 seconds West a distance of 138.95 feet to a PK Nail Found at the intersection of said right-of-way line of Brookside Village Parkway with said northerly right-of-way line of Veterans Memorial Highway; thence along said right-of-way line of Veterans Memorial Highway North 56 degrees 46 minutes 18 seconds West a distance of 9.86 feet to a point; thence along said right-of-way line North 56 degrees 46 minutes 18 seconds West a distance of 44.31 feet to an Iron Pin Set on the westerly right-of-way line of Brookside Village Parkway (60' R/W); thence along said right-of-way line of Brookside Village Parkway the following courses and distances: North 35 degrees 04 minutes 26 seconds East a distance of 142.58 feet to an

Iron Pin Set; thence 412.70 feet along an arc of a curve to the left, said curve having a radius of 532.12 feet and a chord bearing and distance of North 12 degrees 51 minutes 04 seconds East 402.43 feet to an Iron Pin Set; thence North 09 degrees 21 minutes 54 seconds West a distance of 125.89 feet to an Iron Pin Set on the northerly right-of-way line of Brookside Trace (60' R/W); thence along said right-of-way line the following courses and distances: North 80 degrees 05 minutes 27 seconds East a distance of 72.88 feet to a point; thence 270.90 feet along an arc of a curve to the left, said curve having a radius of 346.89 feet and a chord bearing and distance of North 57 degrees 50 minutes 57 seconds East 264.07 feet to an Iron Pin Set; thence North 35 degrees 23 minutes 00 seconds East a distance of 138.12 feet to an Iron Pin Set; thence 104.23 feet along an arc of a curve to the right, said curve having a radius of 611.05 feet and a chord bearing and distance of North 40 degrees 16 minutes 34 seconds East 104.11 feet to an Iron Pin Set on the northerly right-of-way line of Village Court (50' R/W); thence along said right-of-way line the following courses and distances: South 44 degrees 29 minutes 27 seconds East a distance of 212.22 feet to an Iron Pin Set; thence 235.73 feet along an arc of a curve to the right, said curve having a radius of 325.00 feet and a chord bearing and distance of South 23 degrees 08 minutes 51 seconds East 230.60 feet to an Iron Pin Set; thence South 01 degrees 45 minutes 32 seconds East a distance of 4.89 feet to an Iron Pin Set; thence leaving said right-of-way line South 89 degrees 25 minutes 30 seconds East a distance of 161.05 feet to an Iron Pin Set on the Land Lot Line common to Land Lots 168 and 169; thence along said Land Lot Line South 00 degrees 41 minutes 02 seconds West a distance of 36.99 feet to an Iron Pin Found at the Land Lot Corner common to Land Lots 168, 169, 177, and 178; thence along said Land Lot Line common to Land Lots 177 and 178 the following courses and distances: South 01 degrees 55 minutes 35 seconds West a distance of 198.07 feet to an Iron Pin Found (1.5" Open Top Pipe Disturbed); thence South 00 degrees 38 minutes 14 seconds West a distance of 202.91 feet to an Iron Pin Found (1" Open Top Pipe); thence South 00 degrees 00 minutes 23 seconds East a distance of 101.13 feet to an Iron Pin Found (1" Open Top Pipe); thence South 02 degrees 00 minutes 31 seconds West a distance of 95.75 feet to an Iron Pin Found (#2 Rebar); thence South 00 degrees 38 minutes 26 seconds West a distance of 468.27 feet to a Concrete Monument Found on the northerly right-of-way line of Veterans Memorial Hwy and the TRUE POINT OF BEGINNING.

Said tract containing 17.770 acres as shown on ALTA/ACSM Survey prepared for Westside Bank, BV Development, LLC and First American Title Insurance Company, by Planners and Engineers Collaborative, by Jonathan N. Howard, G.R.L.S No. 3008, dated October 30, 2006, last revised on February 14, 2007.

Together with all and singular the rights, members and appurtenances thereto appertaining, and all estate, right, title, interest, claim or demand of Borrower, Borrower's

representatives, heirs, successors and assigns, legal or equitable or otherwise whatsoever, in and to the same.

To have and to hold the Property unto the party of the second part, its successors and assigns in fee simple, in as full and ample a manner as Borrower or Borrower's representatives, heirs, successors or assigns did hold and enjoy the same.

This conveyance is made subject to (i) ad valorem taxes which may constitute a lien against the Property; and (ii) all easements and restrictions of record, if any, having priority over the Security Deed.

IN WITNESS of all of which, Lender, as attorney in fact for Borrower, has hereto set its hand and affixed its seal and delivered this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Beth Pascall
Witness

Amanda Johnson
Notary Public



WESTSIDE BANK
As Attorney in Fact for
BV DEVELOPMENT, LLC

By: *[Signature]* (SEAL.)
Printed Name: *Kevin Iggett*
Title: *Senior Vice President*

(AFFIX CORPORATE SEAL)

