

Please return to:
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REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this 15th day of January, in the year 2013, between

SHERMAN WHITAKER,

as party or parties of the first part, hereinafter called Grantor, and

**GARETT PLYLER and REBECCA PLYLER,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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 DOLLARS and other good and valuable consideration (\$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, the following described property:

All that tract or parcel of land lying and being in Land Lot 593 of the 17th Land District, City of Smyrna, Cobb County, State of Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point formed by the intersection of the north 30 foot right of way of Walker Street and the east 30 foot right of way of Walker Street; thence proceed easterly along the aforementioned north 30 foot right of way of Walker Street, north 89 degrees 45 minutes 37 seconds east, for a distance of 244.35 feet to a 1/2" iron pin set, **THE TRUE POINT OF BEGINNING**, thence leaving the North Right-of-Way of Walker Street, North 06 degrees 08 minutes 47 seconds West for a distance of 124.56 feet to a 36" OAK TREE; thence North 07 degrees 12 minutes 32 seconds West for a distance of 55.43 feet to an iron pin set; thence along the South side of an old Alley, South 89 degrees 41 minutes 19 seconds East for a distance of 48.46 feet to an angle iron found; thence along the South side of an old Alley, North 89 degrees 31 minutes 32 seconds East for a distance of 39.39 feet to a metal "T" post found; thence along the South side of an old Alley, South 87 degrees 37 minutes 38 seconds East for a distance of 119.20 feet to a 1/2" re-bar found in the centerline of a creek; thence along the meanderings of and along the centerline of the creek, the following three courses and distances, South 22 degrees 10 minutes 18 seconds East for a Distance of 28.71 feet to a calculated point in the center of the creek; thence South 15 degrees 28 minutes 58 seconds East for a distance of 19.57 feet to a calculated point in the center of the creek; thence South 32 degrees 57 minutes 42 seconds East for a distance of 17.75 feet to a calculated point in the center of the creek; thence leaving the centerline of the creek, South 76 degrees 46 minutes 31 seconds west for a distance of 78.09 feet to a chain link fence post corner; thence South 84 degrees 33 minutes 47 seconds West for a distance of 53.72 feet to a 3/8" re-bar found; thence South 08 degrees 30 minutes 53 seconds East for a distance of 100.84 feet to an iron pin set on the North 30 ft. Right-of-Way of Walker Street; thence along the north 30 ft. Right-of-Way of Walker Street and along a curve to the left having a radius of 326.50 feet and an arc length of 79.16 feet, being subtended by a chord of North 83 degrees 05 minutes 07 seconds West for a distance of 78.97 feet to a calculated point; thence continuing along the North 30 ft. Right-of-Way of Walker Street, South 88 degrees 40 minutes 35 seconds West for a distance of 19.41 feet to an iron pin set, the True Point of Beginning.

Subject to all easements, rights of way, and restrictive covenants 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 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 whomsoever.

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

Signed, sealed and delivered in the presence of:

Raymond J. Keams
Witness
Raymond J. Keams
Notary Public
My Commission Expires: 8-1-16
[Attach Notary Seal]

Sherman Whitaker (Seal)
SHERMAN WHITAKER

