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**Please return to:**

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STATE OF GEORGIA

COUNTY OF COBB

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 28<sup>th</sup> day of February, 2017, by and between **MARTHA ANN HAYES** ("GRANTOR") and **WILD BOAR PROPERTIES, LLC**, a Georgia limited liability company ("GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective successors, successors-in-title, heirs, executors, administrators, legal representatives, and assigns where the context requires or permits);

**WITNESSETH:**

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by GRANTEE to GRANTOR at and before the sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto GRANTEE all that tract or parcel of land lying and being in Land Lot 527 of the 17th District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, TOGETHER WITH all buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way appurtenant thereto (hereinafter the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, easements, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE forever in FEE SIMPLE.

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR will warrant and forever defend the right and title to the Property unto GRANTEE against the claims of all persons whomsoever, claiming by through or under GRANTOR, but not otherwise.

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

GRANTOR:

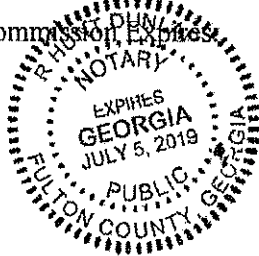
Martha Ann Hayes (SEAL)  
Martha Ann Hayes

Signed, sealed and delivered  
in the presence of:

Deborah H. Hill  
Witness  
[Signature]  
Notary Public

[NOTARIAL SEAL]

My Commission Expires



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

1258 Hayes Drive

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 527, 17TH DISTRICT, 2<sup>ND</sup> SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA, CONTAINING 2.22 ACRES (96,838 SQUARE FEET) AS SHOWN ON SURVEY OF 1258 HAYES DRIVE PREPARED FOR WILD BOAR PROPERTIES, LLC AND CHICAGO TITLE INSURANCE COMPANY BY RFM CONSULTING, LLC, DATED JUNE 14, 2016, LAST REVISED DECEMBER 30, 2016, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH (1/2") OPEN TOP PIPE FOUND ON THE NORTHERN RIGHT-OF-WAY LINE OF HAYES DRIVE (50 FOOT RIGHT-OF-WAY), SAID PIPE BEING LOCATED 182.02 FEET EAST, AS MEASURED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF HAYES DRIVE, FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF KING SPRINGS ROAD (50 FOOT RIGHT-OF-WAY) AND THE NORTHERN RIGHT-OF-WAY LINE OF HAYES DRIVE; THENCE RUNNING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF HAYES DRIVE NORTH 87 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 242.67 FEET TO A PK NAIL IN A ONE-HALF INCH (1/2") OPEN TOP PIPE FOUND; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF HAYES DRIVE AND RUNNING SOUTH 01 DEGREE 54 MINUTES 56 SECONDS EAST A DISTANCE OF 184.75 FEET TO A THREE-FOURTHS INCH (3/4") CRIMPED TOP PIPE FOUND WITH THREE-FOURTHS INCH (3/4") PIPE GUARD; THENCE RUNNING SOUTH 15 DEGREES 29 MINUTES 46 SECONDS EAST A DISTANCE OF 195.38 FEET TO A ONE-HALF INCH (1/2") REBAR FOUND; THENCE RUNNING SOUTH 88 DEGREES 37 MINUTES 29 SECONDS WEST ALONG A WIRE FENCE A DISTANCE OF 187.35 FEET TO A ONE-HALF INCH (1/2") REBAR FOUND; THENCE RUNNING NORTH 14 DEGREES 30 MINUTES 39 SECONDS WEST A DISTANCE OF 124.97 FEET TO A ONE-HALF INCH (1/2") REBAR FOUND; THENCE RUNNING SOUTH 83 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 183.71 FEET TO A ONE-HALF INCH (1/2") OPEN TOP PIPE FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF KING SPRINGS ROAD; THENCE RUNNING ALONG THE EASTERN RIGHT-OF-WAY LINE OF KING SPRINGS ROAD NORTH 17 DEGREES 44 MINUTES 23 SECONDS WEST A DISTANCE OF 109.15 FEET TO A ONE-HALF INCH (1/2") REBAR FOUND; THENCE LEAVING THE EASTERN RIGHT-OF-WAY LINE OF KING SPRINGS ROAD AND RUNNING NORTH 83 DEGREES 17 MINUTES 44 SECONDS EAST A DISTANCE OF 151.74 FEET TO A TALL ONE-HALF INCH (1/2") OPEN TOP PIPE FOUND; THENCE RUNNING NORTH 06 DEGREES 41 MINUTES 46 SECONDS WEST A DISTANCE OF 146.00 FEET TO A ONE-HALF INCH (1/2") OPEN TOP PIPE FOUND, SAID OPEN TOP PIPE BEING THE POINT OF BEGINNING.