



Legal Description

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146 River Street
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LIMITED
WARRANTY DEED

REAL ESTATE TRANSFER T
AX
FAIRF 87P-2016-000007

STATE OF GEORGIA

COUNTY OF GILMER

FILE #: 15C0671

THIS INDENTURE made this ^{21st} day of December, 2015 between RLF Tranquility Properties, LLC, a Colorado Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and 300 Peachtree Tower, 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

All that tract or parcel of land lying and being in Land Lot 271, 25th District, 2nd Section, Gilmer County, Georgia, being Lot 136 consisting of 1.21 acres, and Lot 137 consisting of 1.02 acres, Lot 139, consisting of 1.10 acres, of Tranquility at Carters Lake, Phase Four, as shown on plat of survey for Tranquility at Carters Lake, Phase Four, dated June 9, 2006, prepared by Mark E. Chastain, GRLS #2718, as recorded in Plat Book 47, Page 234, Gilmer County, Georgia records, to which reference is hereby made for a more complete and accurate legal description; together with a single-family residence and appurtenances thereto.

This conveyance is subject to the Declaration of Covenants, Restrictions and Easements for Tranquility at Carters Lake by Dover-Pfister, LLC dated October 23, 2003, recorded in Deed Book 1009, Page 421, Gilmer County, Georgia records, as amended by documents recorded in Deed Book 1137, Page 256; Deed Book 1137, Page 257; and Deed Book 1936, Page 98, said records.

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:

Witness

RLF Tranquility Properties, LLC by:

(SEAL)
Aaron M. Patsch, Authorized Representative

Notary Public

