

Georgia Transfer Tax Paid : \$159.00
MELISSA B. HOLBROOK 0592018000008
Clerk Superior Court, FRANKLIN County, Ga.
Bk 01287 Pg 0001-0002

2018 JAN -8 AM 11:20

AFTER RECORDING, PLEASE RETURN TO:

Robert F. Leverett, Esq.
P.O. Drawer 399
25 S. Thomas Street
Elberton, Georgia 30635-0399

STATE OF GEORGIA)
)
COUNTY OF ELBERT)

WARRANTY DEED

THIS INDENTURE, made this 20th day of December, 2017, between CHARLES E. DOVE, of Franklin County, Georgia (hereinafter referred to as "Grantor"); and LEGG FAMILY INVESTMENTS, L.L.C., a Georgia Limited Liability Company with principal office in Hart County, Georgia (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened and conveyed, and by these presents does grant, bargain, sell, assign and convey unto Grantee, its successors and assigns, the following described property, to-wit:

All that tract or parcel of land, with improvements thereon, lying and --- being in the 206th G.M. District of Franklin County, Georgia, in the corporate limits of the City of Lavonia, containing 0.46 acre, more or less, and being more particularly described in a plat of survey prepared by Russell Bartlett, Registered Land Surveyor, dated November 8, 2017, recorded in Plat Book 30, at Page 416, in the Office of the Clerk of the Superior Court of Franklin County, Georgia, said plat and the recording thereof being expressly by reference incorporated into and made a part of this description.

This property is bounded now or formerly as follows, as shown on said plat: On the Northeast by the southwestern boundary of the right-of-way (100 feet wide) for State Route No. 17 (also known as Augusta Road); on the Southeast by property of Robert Andrews; on the Southwest by the northeastern boundary of

the right-of-way (40 feet wide) for Jeffrey Street; and on the Northwest by property of Franklin County Habitat for Humanity.

This property is the same property described as Tract No. One in a Warranty Deed from Ben Evelyn Fagan Holland to Charles E. Dove, dated March 1, 1986, recorded in Deed Book 247, at Pages 560-561, in the Office of the Clerk of the Superior Court of Franklin County, Georgia, said deed being expressly by reference incorporated into and made a part of this description.

TO HAVE AND TO HOLD the said bargained premises, 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 Grantee, its successors and assigns, in FEE SIMPLE. And Grantor, Grantor's heirs, executors and administrators, the said bargained premises unto Grantee, its successors and assigns, against Grantor, Grantor's heirs, executors and administrators, and all and every other person or persons shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal, the day and year first herein written.

Charles E. Dove (SEAL)
CHARLES E. DOVE

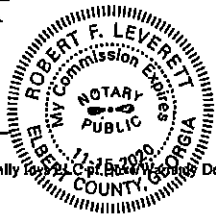
Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

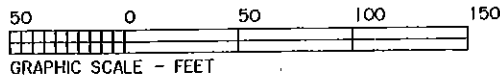
[Signature]
Notary Public, Etowah County, GA

[NOTARY SEAL AFFIXED]

My Commission Exp. 11/15/2020



eFiled & eRecorded
 DATE: 12/22/2017
 TIME: 2:31 PM
 PLAT BOOK: 00030
 PAGE: 00416
 RECORDING FEE: 8.00
 PARTICIPANT ID: 5943297437
 CLERK: Melissa Holbrook
 Franklin County, GA



RECORD
 PLAT BOOK 8, PAGE 151
 NORTH

THIS BLOCK RESERVED FOR THE CLERK OF COURT

FRANKLIN COUNTY
 HADITAT FOR HUMANITY
 DEED BOOK 875, PAGE 50

N 12°22'35"W 223.95'
 TO INTERSECTION OF
 CENTERLINES OF AUGUSTA
 ROAD AND LUCILLE STREET

STATE ROUTE NO. 17
 100' R/W
 AUGUSTA ROAD

**0.46
 ACRE**

BUILDING

ASPHALT PARKING

JEFFREY STREET
 40' R/W

ROBERT ANDREWS
 DEED BOOK 342, PAGE 320
 PLAT BOOK 17, PAGE 327

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are noted herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-7.

REFERENCE:
 DEED BOOK 285, PAGE 236.
 DEED BOOK 159, PAGE 619.

RETRACEMENT SURVEY FOR:

CHARLES DOVE

SURVEYED BY:
 BARTLETT & CASH LAND SURVEYORS, INC.
 RUSSELL N. BARTLETT - KENNETH V. CASH
 RLS NO. 2114 RLS NO. 2539
 10262 GA. HWY. 17
 MARTIN, GA. 30557
 (706) 779-5047 COA NO. LSF001222

COUNTY: FRANKLIN, GEORGIA
 GMD: 206; CITY: LAVONIA
 DATE: 08-NOV.-2017 MAPPED: 09-NOV.-2017
 SCALE: 1" = 50'
 FB: 371
 JOB: TDT.CRD; TDT2017.PL
 FILE: STONE, DALE

IPS - IRON PIN SET
 1/2" REDAR
 IPF - IRON PIN FOUND
 O/S - OFF SET
 CM - CONCRETE MONUMENT
 R/W - RIGHT OF WAY
 MSL - MEAN SEA LEVEL
 POB - POINT OF BEGINNING

THIS SURVEY MADE WITH A NIKON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45235 FEET, AND AN ANGULAR ERROR OF 0.0003" PER ANGLE AND WAS ADJUSTED BY ANGLE BALANCING. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 186098 FEET.

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS WRITTEN OR UNWRITTEN.

