

Georgia Transfer Tax Paid : \$159.00  
MELISSA B. HOLBROOK 059201800008  
Clerk Superior Court, FRANKLIN County, Ga.  
Bk 01287 Pg 0001-0002

2018 JAN -8 AH 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

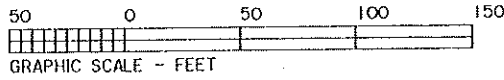
[Signature]  
Notary Public, Elbert County, GA

[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



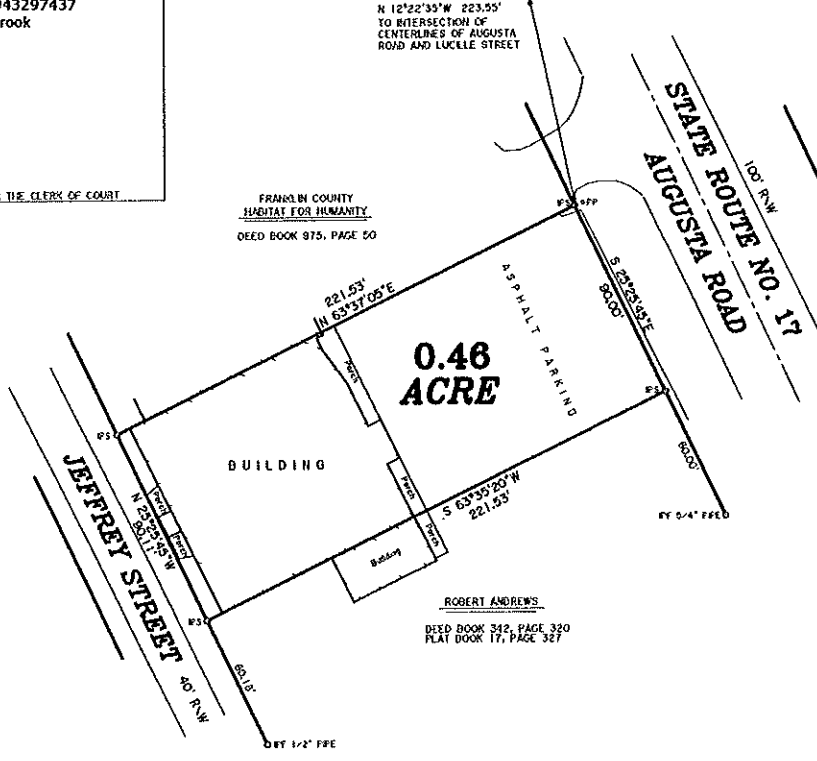
RECORD  
 PLAT BOOK 8, PAGE 154  
 NORTH

TIPS, BLOCK RESERVED FOR THE CLERK OF COURT

FRANKLIN COUNTY  
 HABITAT FOR HUMANITY  
 DEED BOOK 975, PAGE 50

N 12°22'35"W 223.55'  
 TO INTERSECTION OF  
 CENTERLINES OF AUGUSTA  
 ROAD AND LUCILLE STREET

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



**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 intention of this document, maps, plats, or other instruments which created the parcel or parcels are stated 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 19-6-7.

REFERENCE:  
 DEED BOOK 285, PAGE 236.  
 DEED BOOK 159, PAGE 519.

RETRACEMENT SURVEY FOR:

**CHARLES DOVE**

SURVEYED BY:  
 BARTLETT & CASH LAND SURVEYORS, INC.  
 RUSSELL N. BARTLETT - KENNETH V. CASH  
 RLS NO. 2114 RLS NO. 2539  
 1062 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: TD12017.PL  
 FILE: STONE, DALE

IPS - IRON PIN SET  
 1/2" REBAR  
 PF - IRON PIN FOUND  
 O/S - OUT SET  
 CM - CONCRETE MONUMENT  
 R/W - RIGHT OF WAY  
 MSL - MEAN SEA LEVEL  
 FOB - POINT OF BEGINNING

THIS SURVEY MADE WITH A NISNOR TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45255 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 186096 FEET.

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

