

DOC# 007444
FILED IN OFFICE
5/13/2019 12:48 PM
BK:4850 PG:419-422
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$100.00

✓ After recording return to:
Lawson & Beck, LLC
1125 Commerce Drive, Suite 300
Peachtree City, Georgia 30269
File No.: 19-NWN-0311

STATE OF GEORGIA
COUNTY OF FAYETTE

PT-61 038-2019-002244

LIMITED WARRANTY DEED

✓ THIS INDENTURE, made and entered into this 1st day of May, 2019 by and between **FIRST NATIONAL BANK OF GRIFFIN**, a Georgia banking corporation (herein referred to as "Grantor"), and **BEER STORE LLC**, a Georgia limited liability company (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 311 and 315 of the 1st District, Coweta County, Georgia being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

AND EXCEPT for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

4/16
RB