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BK:4267 PG:144-145  
CINDY G BROWN  
CLERK OF SUPERIOR COURT  
COWETA COUNTY  
Cindy G. Brown  
REAL ESTATE TRANSFER TAX  
PAID: \$158.00 ✓

PT-15-3764  
SLEPIAN SCHWARTZ & LANDGAARD  
42 EASTBROOK BEND  
PEACHTREE CITY, GEORGIA 30269  
(770) 486-1220  
15-1037CR/KARESA

STATE OF GEORGIA  
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 29th day of July, 2015, by and between CHRISTOPHER SCOTT TINSLEY, as party or parties of the first part, hereinafter referred to as "Grantor," and ERIC A. HAMILTON, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the Property, 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, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the presence of:

*Christopher Scott Tinsley*  
CHRISTOPHER SCOTT TINSLEY

*Karen B. Bunt*  
Unofficial Witness

*Karen B. Bunt*  
Notary Public

My Commission Expires: 5-18-18

[Notary Seal]



2/  
12/  
TW

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## Exhibit "A"

All that tract or parcel of land containing 10.00 acres situate, lying and being in Land Lot 213 of the 1<sup>st</sup> Land District, Coweta County, Georgia and being a portion of Tract 3 Morgan Estates. As shown on plat of Survey for Ted G. Glazier prepared by John R. Christopher, Registered Land Surveyor, dated January 27, 1988, recorded in Plat Book 44, Page 103 in the Office of the Clerk of Superior Court of Coweta County, Georgia, to which plat reference is hereby made for a particular description of the property herein conveyed and being more particularly described as follows:

BEGINNING at an iron pin set at the point of beginning intersection of the South line of Land Lot 214 with the Southerly right of way of Morgan Road (60 foot right of way) and from said iron pin thence run South  $89^{\circ}37'27''$  East 95.68 feet to an iron pin set on the Southwesterly right of way of State Highway #16 (100 foot right of way); thence run in a Southeasterly direction along the Southwesterly side of right of way of State Highway #16 South  $56^{\circ}35'29''$  East 172.26 feet to an iron set at the point of intersection of the Southwesterly right of way of State Highway #16 with the East line of Land Lot 213; thence run South along the East Land Lot Line of Land Lot 213 South  $0^{\circ}5'50''$  East 974.57 feet to an iron pin set; thence run South  $89^{\circ}54'10''$  West 418.84 feet to an iron pin set; thence run North  $0^{\circ}5'50''$  West 1,027.65 feet to an iron pin set on the Southerly right of way of Morgan Road; thence running in a Easterly direction along the Southerly right of way of Morgan Road North  $87^{\circ}46'19''$  East 81.00 feet to a point; thence continuing North  $75^{\circ}8'9''$  East 69.96 feet to a point; thence continue North  $54^{\circ}32'16''$  East 37.94 feet to an iron pin set and the point of beginning.