

Deed Doc: WD  
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Georgia Transfer Tax Paid : \$0.00  
STACY K. HARALSON  
Clerk Superior Court, HARRIS SUPERIOR COURT  
Bk 01406 Pg 0389-0391

012 2015 001150

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

After Recording Return To:

JEFF QANN  
100 MEADOW VIEW LANE  
PINE MOUNTAIN, GA 31822

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF HARRIS

THIS INDENTURE, made this 31 day of AUGUST, 2015 between Callaway Residential Owners Association, Inc., a Georgia nonprofit corporation (hereinafter referred to as "Grantor"), and Longleaf Community Association, Inc., a Georgia nonprofit corporation (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

**WITNESSETH:**

THAT Grantor, for an in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, that tract or parcel of land being more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property");

THIS CONVEYANCE is made subject to the following "Permitted Exceptions":

1. Ad valorem taxes not yet due and payable;
2. All zoning ordinances and land use restrictions affecting the Property;
3. General utility, right-of-way easements, and other easements of record; and

4. All covenants and other matters of record.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, 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 forever in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through, or under Grantor, except as to claims arising under the Permitted Exceptions.

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

Signed, sealed, and delivered  
in the presence of:

Bence King  
Witness  
Clarissa Chaudoin  
Notary Public

My Commission Expires:

\_\_\_\_\_  
[NOTARIAL SEAL]

579301



**GRANTOR:**

CALLAWAY RESIDENTIAL OWNERS  
ASSOCIATION, INC.  
a Georgia nonprofit corporation

By: [Signature]  
Name: JEFF QUINN  
Its: PRESIDENT

**EXHIBIT A**

**PROPERTY DESCRIPTION**

ALL THAT CERTAIN TRACT AND PARCEL OF LAND lying and being in Land Lot 42, 3rd District, Harris County, Georgia, containing 40.81 acres, as more particularly described in that certain Final Plat for Longleaf at Callaway, Phase 1, prepared by Gaskins Surveying & Engineering Company, dated August 18, 2003, and recorded October 9, 2003 in Plat Book 27, Page 240 in the Office of the Clerk of Superior Court of Harris County, Georgia,

**LESS AND EXCEPT:** Lots 1-54 (inclusive) and Lots 87-94 (inclusive).

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in Land Lot 42, 3rd District, Harris County, Georgia, containing 34.76 acres, as more particularly described in that certain Final Plat for Longleaf at Callaway, Phase 2, prepared by Gaskins Surveying & Engineering Company, dated August 5, 2004, and recorded October 15, 2004, in Plat Book 28, Page 237, *et seq.*, in the Office of the Clerk of Superior Court of Harris County, Georgia,

**LESS AND EXCEPT:** Lots 55-86 (inclusive) and Lots 95-138 (inclusive).