

DOCH 004647
FILED IN OFFICE
09/09/2014 10:14 AM
BK:1881 PG:164-165
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Glenda Sue Johnson
REAL ESTATE TRANSFER TAX
PAID: \$49.90
2014-1975

the recording, return to

SCOTT A. BALL
STEWART, MELVIN & FROST, LLP
200 MAIN STREET,
HUNT TOWER, SUITE 400
GAINESVILLE, GA 30601

WARRANTY DEED

THIS INDENTURE is made this 29th day of August, 2014, between

HIGHLAND FALLS, LLC, a Delaware limited liability company
(hereinafter referred to as "Grantor")

And

SCOTT A. HOLROYD and REGAN M. HOLROYD, as Trustees of the SCOTT AND REGAN HOLROYD REVOCABLE LIVING TRUST dated July 7, 2014, and any amendments thereto
(hereinafter referred to as "Grantee")

("Grantors" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the Land, 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 GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

William N. Adkins
Unofficial Witness

GRANTOR:

**HIGHLAND FALLS, LLC,
a Delaware limited liability company**

Deanna J. Morgan
Notary Public
Commission Registration Date: 10/24/12
NORTH CAROLINA
MY COMMISSION EXPIRES 10/24/17
DEANNA J. MORGAN
NOTARY PUBLIC
GAINESVILLE, GA

William N. Adkins
BY: WILLIAM N. ADKINS
Title: Manager

SMF FILE # 74354

EXHIBIT "A"

Description of Property

All that tract or parcel of land lying and being in Land Lot 71 of the 5th Land District, 2nd Section of Gilmer County, Georgia, **being all of Lot 285 of Falling Waters, Phase 11, Group "A"** as shown on that final plat for Falling Waters, Phase 11, Group "A", prepared by Chastain & Associates, P.C., Georgia Registered Land Surveyors, dated August 11, 2014, recorded in Plat Book 57, Pages 252-255, of the Gilmer County, Georgia Plat Records, and which said plat is hereby incorporated by reference and made a part of this description.

Said property is conveyed subject to and together with all covenants, easements and restrictions of record, if any.

74354 Description

DOCH 006988
FILED IN OFFICE
12/5/2017 04:29 PM
BK=2073 PG=341-342
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Clerk, return to:
John E. Mahan
PO Box 612
Ellijay, GA 30540

Glenda Sue Johnson

REAL ESTATE TRANSFER TAX
PAID= \$0.00

DEED SERVICE ONLY

PT-61 061-2017-002896

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF Cobb

THIS INDENTURE, made the 10th day of November in the year Two Thousand Seventeen, between SCOTT A. HOLROYD and REGAN M. HOLROYD, as Trustees of the SCOTT AND REGAN HOLROYD REVOCABLE LIVING TRUST dated July 7, 2014 and any amendments thereto, as party or parties of the first part, hereinafter called Grantors, and SCOTT A. HOLROYD and REGAN M. HOLROYD, as Trustees of the SCOTT AND REGAN HOLROYD REVOCABLE LIVING TRUST dated July 7, 2014, as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee

All that property being described on Exhibit "A" attached hereto

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantors nor any person or persons claiming under grantors shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

SCOTT AND REGAN HOLROYD REVOCABLE
LIVING TRUST dated July 7, 2014

Cont B

(Unofficial witness)

By: *Scott A. Holroyd*

Scott A. Holroyd, Trustee

Regan M. Holroyd

Notary Public

By: *Regan M. Holroyd*

Regan M. Holroyd, Trustee



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 71, 5th District, 2nd Section of Gilmer County Georgia, being Lot 285 R, containing 4.22 acres, of Falling Waters, Phase 11-A as shown on plat of survey dated October 18, 2017 prepared by Jeffrey T. Vick, GRLS No. 3278, recorded in Plat Book 61, Page 249, Gilmer County Georgia Records, which plat is hereby incorporated by reference and made a part of this description.

Said property is conveyed subject to and together with all covenants, easements and restrictions of record.