

Union County, Georgia
 Real Estate Transfer Tax
 Paid \$46.00
 Date January 20, 2016
 Clerk of Superior Court
 Return Recorded Document to:
 Cary D. Cox, PC
 P.O. Box 748
 Blairsville, GA 30514

UNION COUNTY, GEORGIA
 FILED & RECORDED January 20, 2016 AT 10:05 A.M.
 RECORDED IN BOOK 1027 PAGE 558
 Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF UNION

File #: 1601-P17

This Indenture made this 19th day of January, 2016 between G & R Land Development, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Dream Escape Custom Homes, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 17, 8th District, 1st Section, Union County, Georgia, and being shown as Lot 6 containing 0.91 acre, Lot 10 containing 1.02 acre, Lot 13 containing 0.79 acre, and Lot 14 containing .86 acres, all of Brookwood Hills Subdivision, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc, GRLS#5007, dated 7/12/07 and recorded in Plat Book 61, Pages 227-228, Union County records. Said plat is incorporated herein by reference hereto and made a part hereof.

The property is subject to matters as shown on plat.

The property is subject to restrictions as recorded in Deed Book 763, Pages 638-643, Union County records.

The property is subject to right of way easements to Union County as recorded in Deed Book 116, Page 97 & Deed Book 116, Page 98, Union County records.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Janet Vaughan
 Witness
Linda R. Nichols
 Notary Public
 My Commission Expires

LINDA R. NICHOLS
 Notary Public
 Towns County
 State of Georgia
 My Commission Expires Jan 29, 2018

G & R Land Development
Kevin Green (Seal)
 Kevin Green, General Partner and Individually
David C. Rich (Seal)
 David C. Rich, General Partner and Individually

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