Karen Johnson Davidson County
Batch# 272233 DEEDWARR
08/16/2019 08:19:02 AM 4 pgs
Fees: $23.00 Taxes: $1,808.07
20190816-0081948

[Space above this line for recording data.]

Prepared by and Return to:	New Owner and Address:	Tax ID No.: 105030K00600CO
J. Tom Minor, IV The Minor Firm P.O. Box 2586 Dalton, GA 30722-2586	Ricky D. Myers 907 Oneonta Dalton, GA 30720-3969	Send Tax Bill To: Ricky D. Myers 907 Oneonta Dalton, GA 30720-3969

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 5th day of August, 2019, between **ADE 789, LLC,** a Georgia limited liability company, Grantor, and **Ricky D. Myers**, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple, the said Grantor hereby covenanting that the above-described property is free and clear from any encumbrance done or suffered by Grantor. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto caused its hand and seal to be hereunto affixed the day and year first above-written.

ADE 789, LLC

By: _____ (Seal)
Raymond B. Myers, Manager

By: _____ (Seal)
Ricky D. Myers, Manager

Georgia, Whitfield County

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Raymond B. Myers and Ricky D. Myers, to me personally known (or duly proved to me on the basis of satisfactory evidence), stated that they are the managers of ADE 789, LLC, the within named bargainor and who, with authority to do so, executed the foregoing instrument on behalf of ADE 789, LLC, the within named bargainor, as its free act and deed for the purposes therein contained.

WITNESS my hand and seal of office this 5th day of August, 2019.

Notary Public

[Notarial Seal]

JOHN T MINOR IV NOTARY PUBLIC WHITFIELD COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 09, 2021

I hereby swear or affirm that the actual consideration of this transfer or value of the property or interest in property transferred whichever is greater is $488,667.98, which amount is equal to or greater than the amount which the property or interest in the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me
this 5th day of August, 2019.

Notary Public
My Commission expires:

[Notarial Seal]

Rick Myers, Manager

File No.: 2019044

JOHN T MINOR IV NOTARY PUBLIC WHITFIELD COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 09, 2021

EXHIBIT "A"

All that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as Unit 6B, as shown on The Plan of Dwell Lofts-2nd Ave South, a Horizontal Property Regime with private elements having been established by the Declaration of Covenants, Condition and Restrictions of Dwell Lofts - 2nd Ave South of record in Instrument Number 20160111-0002907, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

For prior title see Instrument Number 20171130-01222087, in the Register's Office for Davidson County, Tennessee.