

Exhibit "A"



After Recording Return To:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: BUF-170119-PUR

Deed Doc: WD
Recorded 07/10/2017 11:44AM
Georgia Transfer Tax Paid : \$0.00
Camie W. Thomas
Clerk Superior Court, JACKSON Co., GA
Bk0077N Pg 0638

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 30th day of June, 2017, between

Morgan A. Gavin

as party or parties of the first part, hereinafter called Grantor, and

**Morgan A. Gavin and Kace Gavin
as Joint Tenants with Rights of Survivorship and Not as Tenants in Common**

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 No/100 Dollars (\$10.00) 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 the 245th District, G.M., Jackson County, Georgia, designated as Lot 3, Block A, Unit One of Jefferson Walk West Subdivision, as shown by plat and survey of same recorded in Plat Book 62, Page 80, Jackson County, Georgia Records, which plat and the recording thereof are hereby incorporated herein by reference for a more detailed description of the property.

This Deed shall be Subject to that certain Security Deed from Morgan A. Gavin to Silverton Mortgage Specialists, Inc. dated 30th day of June, 2017 in the original principal amount of \$176,641.00, recorded in Jackson County, Georgia Records.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Morgan A. Gavin (Seal)

Notary Public

My Commission Expires: _____

