

LEGAL DESCRIPTION - EXHIBIT A

After recording return to:
The Baker Law Firm, PC
6340 Superfund Parkway
Suite 200
Duluth, GA 30097
(404) 566-4335

LIMITED WARRANTY DEED

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STATE OF GEORGIA,
COUNTY OF FULTON

This Indenture made this 27th day of May, in the year 2017, between KATHERINE SHERRY, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and PHILLIP W. ELLINGTON, JR., as party 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 receipts 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1109 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING LOT 19, BLOCK A OF SOUTHFIELD A/K/A KIRKLAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 214, PAGES 120-121, FULTON COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained 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 claiming by, through or under Grantor, but against none other.

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

Signed this day of 27th May 2017 in the presence of:

Witness

Niwl Hohenstein

Notary Public

My commission expires: 12/17/2019

N/A

(Seal)

KATHERINE SHERRY

(Seal)

PAUL W ABRAHAMSON
Notary Public - State of Georgia
Fulton County
My Commission Expires Dec. 17, 2019