

Exhibit "A"
Legal Description

After Recording Return To:
McMichael & Gray, P.C.
5780 Windward Parkway, Suite 300
Alpharetta, GA 30005

Deed Book 65581 Page 1
Filed and Recorded 04/20/2022 01:05:00 PM
2022-0164002
Real Estate Transfer Tax \$325.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7339863107
7067927936

Order No.: ALP-220012-PUR

Property Appraiser's Parcel I.D. Number:
21 -5470-0973-198-1



LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 4th day of April, 2022, between

Benjamin Thomas Rutherford and Mariela Vallesoto AKA Mariela Valle Soto

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

Megan V. McLain and David Martin McLain, Jr.
as Joint Tenants with Rights of Survivorship

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 Land Lot 973 of the 2nd District, 1st Section, Fulton County, Georgia, being Unit 72, Building Q, Fairview Subdivision, Phase Three, as per plat recorded in Plat Book 214, Page 50, Fulton County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

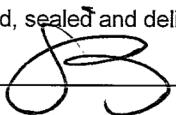
SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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:

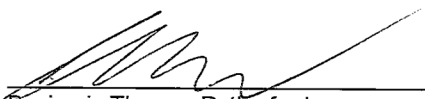


Unofficial Witness

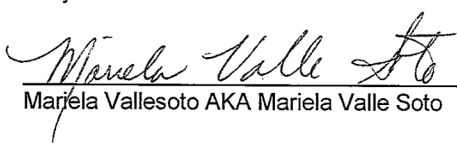


Notary Public

My Commission Expires: 7/7/2023
[Notary Seal]



Benjamin Thomas Rutherford (Seal)



Mariela Vallesoto AKA Mariela Valle Soto (Seal)

