EXHIBIT A - LEGAL DESCRIPTION

Deed Book 65866 Pg 400
Filed and Recorded Jun-28-2022 08:44am
2022-0220932
Real Estate Transfer Tax $697.70
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

After recording Return to:
Pacific Law Group, LLC.
625 Molly Lane, Ste 130
Woodstock, GA 30189
File No. 22-15024W

Initial
GTD

Parcel ID# 12-2701-0747-084-5

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made this 22nd day of June, 2022 between

TPG Haynes, LLC, a Georgia Limited Liability Company

as party or parties of the first part, (hereinafter referred to as "Grantor") and

Grayson Taylor Davis

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 consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 747 of the 1st District, City of Alpharetta, Fulton County, Georgia, being Lot 61, Atley, as shown on plat recorded in Plat Book 433, pages 72-79, Fulton County, Georgia records, which said plat being incorporated herein by reference thereto.

Subject Property Address: 530 Clover Lane, Alpharetta, GA 30009
Tax Parcel ID: 12-2701-0747-084-5

Subject to all covenants, conditions, zoning ordinance, restrictions and easements of record.

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 lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.