

Campbell & Brannon, LLC
1000 Johnson Ferry Rd
Building 400, Suite 404
Marietta, GA 30068
File No.: C211275B
(Phone No.: (770)321-0222)

PARCEL ID NUMBER: 12-1791-0370-075-0

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

4/25 THIS INDENTURE, made on **28th day of July, 2021**, between

Judson Hockman and Lisa C. Hockman

(hereinafter referred to as "Grantor") and

Scott Oakley

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;
WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Linda M. Bryant
Unofficial Witness

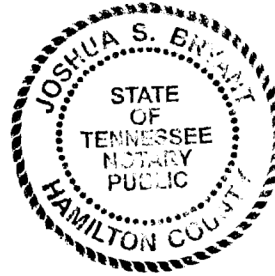
Lisa C. Hockman

Lisa C. Hockman

Joshua S. Bryant

Notary Public

My Commission Expires: 11-07-2021
[Attach Notary Seal]



IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Lincoln M. Bennett

Unofficial Witness

Judson Hockman

Judson Hockman

Joshua S. Bryant

Notary Public

My Commission Expires: 11-07-2021

[Attach Notary Seal]

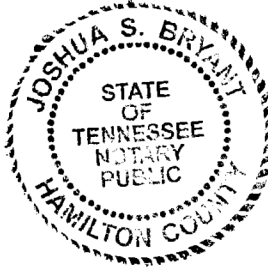


EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 370 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA AND BEING PART OF PROPERTY DESCRIBED AT DEED BOOK 8757, PAGE 208-209, FULTON COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN FOUND ON THE EASTERN LAND LOT LINE OF LAND LOT 370, SAID DISTRICT AND SECTION (WHICH IS ALSO THE WESTERN LAND LOT LINE OF LAND LOT 385) LOCATED 244.50 FEET SOUTHERLY FROM THE NORTHEASTERN CORNER OF LAND LOT 370 AS MEASURED ALONG SAID EASTERN LAND LOT LINE OF LAND LOT 370; RUNNING THENCE NORTH 47 DEGREES 38 FEET WEST, 122.90 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 47 DEGREES 33 FEET WEST, 100.00 FEET TO AN IRON PIN FOUND, RUNNING THENCE SOUTH 47 DEGREES 20 FEET WEST, 244.50 FEET TO AN IRON PIN FOUND ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF WOODSTOCK ROAD (50 FOOT RIGHT OF WAY); RUNNING THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 100.00 FEET TO A POINT, RUNNING THENCE NORTH 42 DEGREES 20 FEET EAST, 244.50 FEET TO THE POINT OF BEGINNING, SAID PROPERTY IS KNOWN AS 10465 WOODSTOCK ROAD, ROSWELL, GEORGIA 30075.