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CINDY G BROWN  
CLERK OF SUPERIOR COURT  
COWETA COUNTY

*Cindy G. Brown*

REAL ESTATE TRANSFER TAX  
PAID: \$60.00

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF COWETA

FILE #: 214-0477

THIS INDENTURE made this 14th day of July, 2014, between KB 51 Enterprises, LLC, a Florida Limited Liability Company, of the County of Coweta and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Robert D. Fox and Carol E. Fox, as Joint Tenants with Right 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 certain tract or parcel of land situate, lying and being in Land Lot 7 of the 1st Land District of Coweta County, Georgia, containing 5.0 acres as per plat prepared for Robert D. Fox, by McLain Surveying, Inc. dated July 7, 2014 and of record at Plat Book 92, Page 253, Coweta County, Georgia Records. Reference to said plat is hereby made for a more complete and accurate description of said property.

The above-described property is conveyed subject to all matters as shown on Plat recorded at Plat Book 88, Page 5 and Plat Book 89, Page 37, Coweta County, Georgia Records.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

2/12 BL

*(ECS) HRS*