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Suwanee, GA 30024

Deed Book 15832 Pg 3130  
Filed and Recorded Dec-03-2020 08:53am  
2020-0158227  
Real Estate Transfer Tax \$283.40  
0332020029314

*Rebecca Keaton*

Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

**LIMITED  
WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF Gwinnett**

**FILE #: 20-3198**

**Parcel 17048500770**

THIS INDENTURE made this 16<sup>th</sup> day of November, 2020, between **SBC Partners, LLC** of the County of **Cobb** and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JR Law, LLC** 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 485 of the 17th District, 2nd Section of Cobb County, Georgia, being Lot 2, Block C of Smyrna Heights Extension, according to plat recorded in Plat Book 11, page 2, Cobb County Records, more particularly described as follows: Beginning at the southwest corner of the intersection of Concord Road and Concord Circle and running thence southwesterly along the southeasterly side of Concord Road 70 feet; thence southerly 150 feet; thence northeasterly 84 feet to the westerly side of Concord Circle; thence northerly along the westerly side of Concord Circle 150 feet to the point of beginning. Said property being the same property as shown at Deed Book 14521, page 271, Cobb County, Georgia records and the same property described at Deed Book 946, page 434, Cobb County, Georgia records. Less and Except that property described in a Right of Way deed being recorded at Deed Book 15070, Page 177, aforesaid records.

**1120 Concord Road SE, Smyrna, GA 30080**

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.

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

*PC* *W*

Signed, sealed and delivered in presence of:

Witness

Notary Public

M LEMOINE  
Notary Public - State of Georgia  
Cobb County  
My Commission Expires Apr 8, 2023

*Phillips Member* (SEAL)  
SBC Partners, LLC

*Francis C Murphy member*  
BY: Francis C. Murphy  
ITS: Member

Deed Book 15832 Ps 3131  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.