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Fee Amt: \$14.00 Page 1 of 3
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 1263165329

BK 1544 PG 96 - 98

AFTER RECORDING, RETURN TO:
Edward O. Henneman, Jr., Esq.
Hunter, Maclean, Exley & Dunn, P.C.
200 E. Saint Julian Street
Savannah, Georgia 31401

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 31st day of January, 2019, by and between **CHATHAM COUNTY/CITY OF SAVANNAH LAND BANK AUTHORITY, INC.**, a Georgia nonprofit corporation ("Party of the First Part") and **CCM-HUDSON HILL SAVANNAH, LLC**, a Georgia limited liability company ("Party of the Second Part") ("Party of the First Part" and "Party of the Second Part" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

Party of the First Part, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Party of the Second Part all that tract or parcel of land lying and being in Chatham County, Georgia and being more particularly described hereto attached as Exhibit A (hereinafter referred to as the "Land"):

TO HAVE AND TO HOLD the 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 Party of the Second Part, forever, in fee simple.

AND Party of the First Part **WILL WARRANT** and forever defend the right and title to the Land unto Party of the Second Part against the claims of any persons owning, holding or claiming by, through or under Party of the First Part.

IN WITNESS WHEREOF, the Party of the First Part has caused its duly authorized representative to execute this Limited Warranty Deed, to affix its seal hereto and to deliver this Limited Warranty Deed, all as of the day and year first above written.

GRANTOR:

**CHATHAM COUNTY/CITY OF
SAVANNAH LAND BANK AUTHORITY,
INC.,** a Georgia nonprofit corporation

Signed, sealed and delivered in
the presence of:

Mary Ann Brock
Unofficial Witness

[Signature]
Notary Public

By: [Signature]
Peter Shonka, Chairperson

Attest [Signature]
Richard M. Evans, Secretary

Natalia M. Reis
My commission expires Notary Public, Chatham County, GA
My Commission Expires August 9, 2020

[NOTARIAL SEAL]

(CORPORATE SEAL)

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, COUNTY OF CHATHAM AND BEING KNOWN AS PARCEL A, OF THE J. E. ALLBRITTON SUBDIVISION, BEING IN BURNEY WARD AND COMPRISED OF LOTS 1 THRU 5, AND 36 THRU 42, BLOCK "A", LOTS 1 THRU 45 OF BLOCK "F", JASPER SPRINGS, LOTS 19 THRU 30 OF HUNTER'S CROFT SUBDIVISION AND PORTIONS OF SHELLMAN AND KENWORTH STREET, 1ST G.M DISTRICT, CHATHAM COUNTY, SAVANNAH, GEORGIA AS SHOWN UPON A MAP PREPARED BY HELMLY AND ASSOCIATES AND REVISED ON NOVEMBER 17, 1986, SAID MAP BEING RECORDED IN SUBDIVISION MAP BOOK 7-S, FOLIO 92, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA. EXPRESS REFERENCE IS HEREBY MADE TO SAID PLAT FOR A MORE PARTICULAR DESCRIPTION OF THE CONVEYED PREMISES.