

---

AFTER RECORDATION PLEASE RETURN TO:  
Robert M. McKenna  
Page, Scrantom, Sprouse, Tucker & Ford, P.C.  
P. O. Box 1199  
Columbus, GA 31902-1199

LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF MUSCOGEE

THIS INDENTURE, made as of the \_\_\_\_ day of August, 2020, between TOTAL SYSTEM SERVICES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and COLUMBUS, GEORGIA, a consolidated city-county government (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" shall include their respective successors and assigns, 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 consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, transferred and conveyed and does by these presents grant, bargain, transfer and convey unto Grantee, the following described real property located in Muscogee County, Georgia:

SEE EXHIBIT "A" ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of Grantee, in FEE SIMPLE,

And Grantor, for Grantor's self and for Grantor's heirs, executors, administrators, successors and assigns the said bargained premises unto Grantee, and Grantee's administrators, successors and assigns, will warrant and forever defend the right and title thereof against Grantor and against the claims of Grantor's heirs, executors, administrators, successors and assigns, and against the claims of all other persons claiming by or through Grantor


IN WITNESS WHEREOF, Grantor has duly executed this Quitclaim Deed, under seal, the date first above written.


GRANTOR:

TOTAL SYSTEM SERVICES, LLC

By: \_\_\_\_\_  
Name: David L. Green dsb  
Title: Secretary

Signed, sealed and delivered,  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public  
Comm. Exp. July 27, 2023  
(Notarial Seal)

(SEAL)

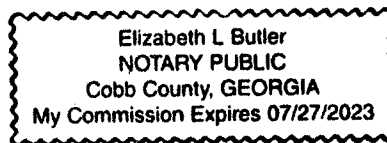


EXHIBIT "A"  
TO LIMITED WARRANTY DEED FROM TOTAL SYSTEM  
SERVICES, LLC TO COLUMBUS, GEORGIA

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia and ALL OF "LOT 102, 68,362 S.F., 1.57 ACRES +/-", as shown upon a map or plat entitled "Re-Plat Street Tract 7, Tracts 8 & 11 Riverfront Campus, Survey for Total Systems Services, LLC, and Mercer University", dated July 23, 2020, and recorded in Plat Book 166, Folio 186, in the Office of the Clerk of Superior Court of Muscogee County, Georgia, and to which map or plat reference is hereby made for a more particular description of the property conveyed hereby.

Said property is conveyed subject to all valid and enforceable easements and restrictions of record and to applicable zoning ordinances and regulations promulgated pursuant thereto for so long as same shall remain of binding force and effect.