

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 308 of the 5th District, Gwinnett County, Georgia, being that lot designated as "Brady" on a plat of a survey for R. E. Hill by James T. Henry, Surveyor, dated December, 1970, and more particularly described as follows:

Beginning at an iron pin corner located on the westerly side of North Hill Circle, which point of beginning is 213.2 feet in a northerly direction, as measured along said North Hill Circle, from intersection of the westerly side of North Hill Circle with the northerly side of South Hill Circle; from said point of beginning, thence South 77 degrees 25 minutes West for 276 feet to an iron pin; thence North 30 degrees 20 minutes West for 189 feet to the southerly side of North Hill Circle; thence North 70 degrees 25 minutes East for 150 feet to an iron pin located on the southerly side of North Hill Circle; thence continuing along said road, North 79 degrees 47 minutes East for 100 feet; thence continuing along said road, North 83 degrees 33 minutes East for 39.7 feet; thence continuing along said road, South 26 degrees 47 minutes East for 189 feet to the point of beginning.

Being the same property conveyed to Mary Watson Brady by Jonas Kenneth Brady in Warranty Deed recorded in Deed Book 2524, Page 81, Gwinnett County, Georgia Records.

Campbell & Brannon, LLC
One Buckhead Plaza
3060 Peachtree Road NW, Suite 1735
Atlanta, GA 30305
File No.: D200222D
(Phone No.: (770)771-5725)

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID NUMBER: R5308 025

LIMITED WARRANTY DEED

THIS INDENTURE, made on 14th day of December, 2020, between

Mary Watson Brady

(hereinafter referred to as "Grantor") and

Bruno Franco

(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,

All that tract or parcel of land lying and being in Land Lot 308 of the 5th District, Gwinnett County, Georgia, being that lot designated as "Brady" on a plat of a survey for R. E. Hill by James T. Henry, Surveyor, dated December, 1970, and more particularly described as follows:

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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.

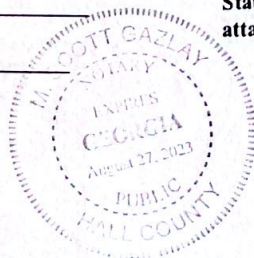
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: _____
[Attach Notary Seal]



Mary Watson Brady by Jodi Brady,
as Attorney-in-Fact, pursuant to
Statutory Form Power of Attorney
attached hereto as Exhibit A