
(Above Reserved for Recording)

After recording, please return to:
Calloway Title & Escrow, LLC
4170 Ashford Dunwoody Rd., Ste. 525
Atlanta, Georgia 30319

STATE OF GEORGIA

COUNTY OF MUSCOGEE

QUITCLAIM DEED

THIS INDENTURE, made effective as of the ____ day of _____, 2018, between THE CITY OF COLUMBUS, GEORGIA, a Georgia municipal body corporate ("Grantor"), and JOHNSTON MILL LOFTS, L.P., a Georgia limited partnership ("Grantee");

W I T N E S S E T H:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer, convey and quit-claim unto Grantee all Grantor's right, title and interest in and to that land lying in Muscogee County, Georgia being more fully described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon, if any, together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively, the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in FEE SIMPLE.

(The words "Grantor" and "Grantee" shall include all genders, singular and plural, and their respective heirs, successors and assigns where the context requires or permits).

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

THE CITY OF COLUMBUS, GEORGIA,
a Georgia municipal body corporate

Unofficial Witness

By: _____
Name: _____
Title: _____

Notary Public

My commission expires: _____

[NOTARIAL SEAL]

Exhibit A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 89, 8TH LAND DISTRICT, CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" REBAR WITH CAP FOUND AND USED "JACOBS" AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF 32ND STREET (80' RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY OF 1ST AVENUE (VARIABLE WIDTH RIGHT-OF-WAY); THENCE, SOUTH 10°31'35" WEST, LEAVING SAID RIGHT-OF-WAY INTERSECTION, A DISTANCE OF 343.46 FEET TO A 1/2" REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE; THENCE, SOUTH 00°55'05" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY OF 1ST AVENUE, A DISTANCE OF 32.27 FEET TO A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF JOHNSTON MILL LOFTS, L.P., AS RECORDED IN DEED BOOK 6293, PAGE 88 OF MUSCOGEE COUNTY DEED RECORDS; THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE AND ALONG THE SOUTHERLY PROPERTY LINE OF JOHNSTON MILL LOFTS, L.P. THE FOLLOWING 4 COURSES:

NORTH 69°52'47" WEST, A DISTANCE OF 105.59 FEET, TO A SCRIBED "X" FOUND AND USED;

NORTH 89°36'38" WEST, A DISTANCE OF 120.03 FEET, TO A SCRIBED "X" FOUND AND USED;

SOUTH 00°38'41" WEST, A DISTANCE OF 45.59 FEET, TO A 5/8" REBAR FOUND AND USED;

NORTH 89°23'00" WEST, A DISTANCE OF 66.67 FEET, TO A 1/2" REBAR SET, SAID 1/2" REBAR BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, SOUTH 00°37'00" WEST, A DISTANCE OF 31.33 FEET, TO A 1/2" REBAR SET;

THENCE, NORTH 89°23'00" WEST, A DISTANCE OF 414.33 FEET, TO A 5/8" REBAR FOUND AND USED, AS REFERENCED BY DEED BOOK 7251, PAGE 154;

THENCE, NORTH 77°18'36" WEST, A DISTANCE OF 37.43 FEET TO A GRANITE MONUMENT FOUND AND USED WITH A DRILL HOLE, AS MARKED BY A GEORGIA POWER COMPANY WITNESS POST;

THENCE, NORTH 22°58'35" WEST, A DISTANCE OF 25.64 FEET TO A 5/8" REBAR FOUND AND USED AT THE SOUTHWEST CORNER OF JOHNSTON MILL LOFT, L.P., AS RECORDED IN PREVIOUSLY MENTIONED DEED BOOK 6293, PAGE 88 OF MUSCOGEE COUNTY DEED RECORDS;

THENCE, SOUTH 89°23'00" EAST, ALONG THE SOUTHERLY LINE OF JOHNSTON MILL LOFTS, L.P. AND PASSING THROUGH A 5/8 REBAR FOUND AND USED AT 19.02 FEET AND 427.52 FEET, FOR A TOTAL DISTANCE OF 461.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.324 ACRE OF LAND.

