

## Exhibit A



Prepared by and Return to:  
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612 Morcland Avenue Southeast  
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(404) 369-0202  
File No. 19-GA-1326

Habersham County, Georgia  
Real Estate Transfer Tax

PAID 140.00  
DATE 5/22/19  
David C. Wall  
Clerk of Superior Court  
068-201900 0875

Filed May 22, 2019 at 12:51:09 PM  
Book 1193 pg(s) 45-416  
David C. Wall, Clerk of Court  
Habersham County, GA

### WARRANTY DEED

THIS INDENTURE, made between **Jennifer Stephany**, of the County of Volusia and State of Florida, hereinafter collectively called Grantor, and **Damion Colt Swindle**, of the County of Habersham and State of Georgia, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

### WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, convey and consign unto the Grantee, the following described real estate:

**All that tract or parcel of land lying and being in Land Lot 127, of the 10th District, Habersham County, Georgia, containing 0.757 acres, more or less, and being Lot 10 of the J.H. Black Property, as per plat recorded in Plat Book 49, Page 258, Habersham County, Georgia Records, which plat is incorporated herein by reference for a more complete description.**

**Subject Property Address: 310 Georgian Terrace, Alto, GA 30510**

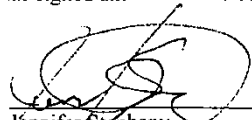
**Parcel ID: 028-006E**

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

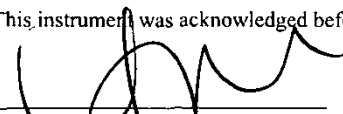
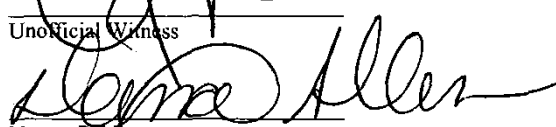
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the 20th day of May,  
2019.

  
Jennifer Stephany (SEAL)

This instrument was acknowledged before me this 20th day of May, 2019.

  
Unofficial Witness  
  
Notary Public

