


FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 MAR 31 04:20:07 PM
 BK: 7901 PG: 279-281
 DEED
 FEE: \$26.00
 EXCISE TAX: \$5,820.00
 INSTRUMENT # 2016009643
 SMMARSH



2016009643

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,820.00

Parcel Identifier: 0729-01-16-2672

This instrument was prepared by and return to:
 Wyrick Robbins Yates & Ponton LLP (JKS), 4101 Lake Boone Trail, Ste. 300, Raleigh, NC 27607

Brief Description for the Index: 702 Juliette Dr., Lot 2, PB 159, Page 63

THIS DEED made this 29th day of March, 2016 by and between:

GRANTOR	GRANTEE
<p>HOPE VALLEY HOLDINGS, LLC, a Georgia limited liability company 15 Boones Ridge PKWY SE Acworth, GA 30102</p>	<p>JAMT HOLDINGS, LLC, a North Carolina limited liability company 123 Hillspring Lane Chapel Hill, NC 27516</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in City of Durham, Durham County, North Carolina and more particularly described as follows:

BEING ALL of that certain tract or parcel identified as "Lot 2" containing approximately 1.72 acres, as shown upon plat of survey recorded in Plat Book 159, Page 63, Durham County Registry.

The property hereinabove described was acquired by Grantor by Deed recorded in Book 4565, Page 45, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 159, Page 63, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. All real and personal property taxes and assessments,
2. Any matters related to Grantee's due diligence activities with respect to the real property conveyed hereby, and
3. All matters of record except encumbrances that may be satisfied by the payment of a fixed sum of money, such as deeds of trust, mortgages or statutory liens, but excluding any encumbrances, liens or other such matters which are the responsibility of the tenant under the lease of the real property conveyed hereby (and which is being terminated simultaneously with the execution hereof).

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

HOPE VALLEY HOLDINGS, LLC,
a Georgia limited liability company

BY: _____
Name: Jesse Kaba
Title: Vice President

STATE OF GEORGIA
COUNTY OF DEKALB

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document:
Jesse Kaba, Vice President of Hope Valley Holdings, LLC, a Georgia limited liability company.

Date: 3-29-16

Stephanie Grant
Official Signature of Notary

Stephanie Grant, Notary Public
Printed Notary Name: Stephanie Grant

My Commission Expires: 11-9-19

