

Deed Book 57260 Pg 328
Filed and Recorded Mar-08-2017 02:13pm
2017-0048312
Real Estate Transfer Tax \$2,000.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

AFTER RECORDING RETURN TO:
Sutherland, Asbill & Brennan, L.L.P.
999 Peachtree Street, N.E.
Atlanta, Georgia 30309-3996
Attn: _____

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2:32 900
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, Georgia 30319

LIMITED WARRANTY DEED

THIS INDENTURE, made this 7th day of March, 2017, between AIRLINE ON THE BELTLINE, LLC, a Georgia limited liability company ("Grantor"), and CRP/NAP EDGEWOOD OWNER, L.L.C., a Delaware limited liability company ("Grantee"),

WITNESSETH:

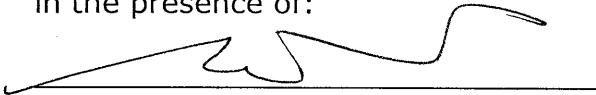
For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 20 of the 14th District, City of Atlanta, Fulton County, Georgia, as more particularly described on Exhibit "A" attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to those matters listed as permitted title exceptions as set forth on Exhibit "B" attached hereto and hereby made a part hereof.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

Signed, sealed and delivered
in the presence of:




Unofficial Witness



Notary [SEAL]

AIRLINE ON THE BELTLINE, LLC, a
Georgia limited liability company

By: 

Name: Chris Carter

Title: Manager

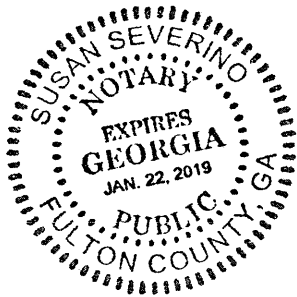


EXHIBIT A
Legal Description of Property

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 20, 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the south right-of-way of Edgewood Avenue, having a 50 foot right-of-way and the northeast right-of-way of Airline Street, having a 40 foot right-of-way, and THE TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING, as thus established, run southeasterly, along the south right-of-way of said Edgewood Avenue, South 89 degrees 56 minutes 19 seconds East, a distance of 111.99 feet to a point; thence North 89 degrees 58 minutes 44 seconds East, a distance of 54.70 feet to a point; thence North 86 degrees 52 minutes 20 seconds East, a distance of 53.40 feet to a point; thence, leaving said right-of-way, along an arc of curve to the right (which has a radius of 986.51 feet, a central angle of 19 degrees 22 minutes 16 seconds, and a chord distance of 331.94 feet, along a bearing of South 27 degrees 45 minutes 24 seconds West), an arc distance of 333.53 feet to a point, said point being located on the northeast right-of-way of the aforementioned Airline Street; thence northwesterly along said right-of-way North 12 degrees 50 minutes 06 seconds West, a distance of 34.79 feet to a point; thence North 12 degrees 39 minutes 00 seconds West, a distance of 263.40 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land containing 34,977 square feet, or 0.803 acres, more or less, and is shown on that certain plat of survey entitled "ALTA/ACSM Land Title Survey for Edgewood Avenue Storage & Wine Cellar, LLC, a Georgia limited liability company, Branch Banking and Trust Co., Chicago Title Insurance Company", prepared by Engineering & Inspection Systems, Inc., bearing the seal and certification of John Evan Norton, Georgia Registered Land Surveyor Number 1848, dated October 16, 2007.

Said property is more commonly known as 75 Airline Street, Atlanta, Georgia.

LESS AND EXCEPT THE FOLLOWING PROPERTY CONVEYED TO ATLANTA BELTLINE, INC. BY DEED RECORDED AT DEED BOOK 52645, PAGE 548:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 20 of the 14th Land District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point 29.44 feet right of and opposite Station 101+70.40 on the construction centerline of Edgewood Avenue on the Edgewood Avenue Bridge Replacement Project; running thence N 86°30'49" E a distance of 53.45 feet to a point 27.93 feet right of and opposite Station 102+22.19 on said construction centerline laid out for Edgewood Avenue; thence S 19°11'55" W a distance of 3.33 feet to a point 31.00 feet right of and opposite Station 102+20.94 on said construction centerline laid out for Edgewood Avenue; thence southwesterly 52.285 feet along the arc of a curve (said curve having a radius of 931.000 feet and a chord distance of 52.279 feet on a bearing of S 88°10' 07" W) to the point 31.00 feet right of and opposite Station 101+70.40 on said construction centerline laid out for Edgewood Avenue; thence N 00°13'21" W a distance of 1.56 feet back to the POINT OF BEGINNING. Containing 0.003 acres more or less.

EXHIBIT B
Permitted Exceptions

1. Real property taxes for the year 2017 and supplement years, not yet due and payable.
2. Right-of-Way Easement from Wagnon & Wagnon to Georgia Power Company, dated May 5, 1960, filed for record May 25, 1960 at 1:32 p.m., recorded in Deed Book 35 75, Page 503, aforesaid Records.
3. All those matters as disclosed by that certain plat recorded in Plat Book 332, Page 142, aforesaid Records.