



Real Estate Transfer Tax \$0.00

Filed and Recorded:

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Debra DeBerry

Clerk of Superior Court
DeKalb County, Georgia**After Recording, Return to:**

R. Matthew Reeves, Esq.
One Sugarloaf Centre
Andersen, Tate & Carr, P.C.
1960 Satellite Boulevard, Suite 4000
Duluth, Georgia 30097

Cross Reference:

Deed Book 20622, Page 240, *et seq.*
DeKalb County, Georgia Records

STATE OF GEORGIA
DEKALB COUNTY

DEED UNDER POWER OF SALE

THIS INDENTURE, made and entered into between Squeaky Clean Car Wash, Inc., by its attorney-in-fact, GWINNETT COMMUNITY BANK (hereinafter called "Grantor") and GWINNETT COMMUNITY BANK (hereinafter called "Grantee"),

WITNESSETH:

WHEREAS, Grantor on February 12, 2008, executed and delivered to GWINNETT COMMUNITY BANK, by that certain Commercial Deed to Secure Debt and Security Agreement (the "Security Deed") in the original principal amount of \$519,000.00, and the same was recorded in Deed Book 20622, Page 240, *et seq.*, in the DeKalb County, Georgia Records, which Security Deed secures the real property and related loan documents by Grantor to Grantee, and which Security Deed contains a power of sale authorizing a sale of the property conveyed by the Security Deed in the event the debt secured thereby was not paid when due or upon other specific default, and constitutes GWINNETT COMMUNITY BANK to make said sale and deliver a sufficient conveyance of said property to the purchaser;

WHEREAS, default has occurred and continues under the Security Deed by reason of Grantor's failure to pay the debt secured by the Security Deed, and the unpaid principal balance and all other indebtedness secured by the Security Deed are due and payable; and

WHEREAS, the notice required by O.C.G.A. § 44-14-162.2 has been given; and

WHEREAS, GWINNETT COMMUNITY BANK, as attorney-in-fact of Grantor, in accordance with the terms of the Security Deed, and in accordance with the law in such cases, after advertising the time, place and manner of said sale in The Champion Newspaper once a week for four weeks immediately prior to said sale, which advertisement complied in all respects with the requirements of said sale contained in said Security Deed, did on August 2, 2016, before the DeKalb County Courthouse steps in Decatur, Georgia, within the legal hours of sale, expose said property for sale at public outcry and the same was knocked down to Grantee, it being the highest and best bidder, at and for the sum of THREE HUNDRED THOUSAND DOLLARS (\$300,000.00).

NOW, THEREFORE, in consideration of the foregoing premises and the sums referred to above, in hand paid, the receipt whereof is hereby acknowledged, Grantor, by and through its attorney-in-fact, GWINNETT COMMUNITY BANK, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all of his right, title and interest in and to that certain property more particularly described as follows:

ALL THAT TRACT or parcel of land lying and being in Land Lot 139 of the 18th District, DeKalb County, Georgia, containing 1.762 acres according to a Survey for Brian D. Sutherland prepared by Eston Pendley & Associates, Eston Pendley, G.R.L.S., No. 945, said tract being more particularly described according to said survey as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, commence at a point located on the southwesterly right of way line of North Hairston Road (right of way varies), said point being located 741.38' in a generally southeasterly direction along North Hairston Road from the intersection of North

Hairston Road with the Georgia Railroad Right of Way (200' R/W), and run thence along said right of way line of North Hairston Road S 88° 37' 32" W a distance of 8.17' to a point marked by a 1/2" rebar placed, said point being the TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED, continue thence along said right of way line of North Hairston Road S 22° 23' 46" E a distance of 133.73' to a point marked by a 1/2" rebar found; leaving said right of way line, run thence S 88° 35' 37" W a distance of 390.62' to a point marked by a 1/2" rebar found; run thence S 01° 29' 21" E a distance of 121.83' to a point marked by a 1/2" rebar found located on the northerly right of way line of Stonegate Industrial Boulevard (80' R/W); run thence along said right of way line of Stonegate Industrial Boulevard S 88° 28' 20" W a distance of 124.30' to a point marked by a 1/2" rebar found; leaving said right of way line, run thence N 01° 54' 51" W a distance of 246.98' to a point marked by a Georgia Power Company monument; run thence N 88° 30' 56" E a distance of 125.05' to a point marked by a Georgia Power Company monument; run thence N 88° 37' 32" E a distance of 343.98' to a point marked by a 1/2" rebar placed located on the southwesterly right of way line of North Hairston Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

TO HAVE AND TO HOLD the said described property unto Grantee, its successors and assigns in fee simple.

This conveyance is subject to all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; and all restrictive covenants, easements, rights-of-way and other matters of record superior to said Security Deed.

It is the purpose and intent of this instrument to grant, bargain, sell and convey all of the right, title, equity and interest of Grantor, its legal representatives, heirs, successors and assigns, and all persons whomsoever claiming under Grantor, in and to said property.

IN WITNESS WHEREOF, Grantor, by and through its attorney-in-fact, GWINNETT COMMUNITY BANK, has hereunto set its hand and seal as of this 2nd day of August 2016.

Signed, sealed and delivered
in the presence of:

GWINNETT COMMUNITY BANK
AS ATTORNEY IN FACT FOR SQUEAKY
CLEAN CAR WASH, INC.

Kate Mallett

Unofficial Witness

BY: [Signature]

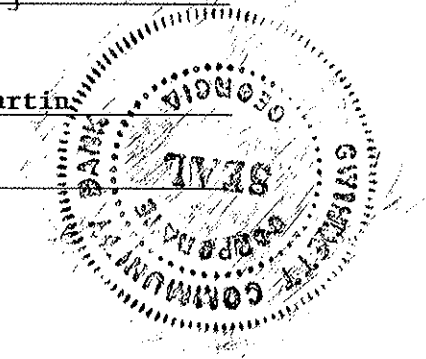
Printed Name: John Martin

Title: President

[Signature]
Notary Public



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PLAT MAP

