

Return to:  
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Post Office Box 367  
Wrens, Georgia 30833

**DEED OF DEDICATION**  
**(Estates at Deer Hollow – Phase 1)**

**THIS INDENTURE**, made and entered into this \_\_\_\_ day of February, 2020, by and between **TOWNSEND FIVE, LLC**, a Florida limited liability company, hereinafter called “**Grantor**”, which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits, and **CITY OF GROVETOWN, GEORGIA**, a political subdivision of the State of Georgia, hereinafter called “**Grantee**”, which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits.

**WITNESSETH:**

THAT THE GRANTOR, for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and adequacy of which are hereby acknowledged by Grantor, has bargained, granted, sold, aliened, conveyed, and confirmed, and by these presents does bargain, grant sell, alien, convey and confirm unto Grantee, the property and property rights hereinafter described, to-wit:

Unencumbered fee simple title to those tracts or parcels of land lying and being in Columbia County, Georgia and shown and designated as Parcel 1 and Parcel 3 on that Right-of-Way Plat at Estates at Deer Hollow, Phase 1, dated August 5, 2019, prepared for Grantor by H & C Surveying, Inc., which plat is recorded in the office of the Clerk of the Superior Court of Columbia County, Georgia (the “Official Record”) at Plat Book \_\_\_\_\_, Page \_\_\_\_\_ (the “Plat”), together with any and all improvements located thereon, and unencumbered fee simple title to any and all improvements located on that tract or parcel of land lying and being in Columbia County, Georgia and shown and designated as Parcel 2 on the Plat, which land was previously conveyed to Grantee in Deed Book 5483, Page 262 in the Official Record. Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds,

courses, distances, dimensions and location of said tracts or parcels of land.

Tax Map and Parcel Number: Parcel 1 - Map 052 Parcel Number 761  
Parcel 2 - Map 052 Parcel Number 012B  
Parcel 3 - Map 052 Parcel Number 867

The Grantee, as part of the consideration for this conveyance, accepts this conveyance of said roadways and agrees to maintain the same as part of its road system and the acceptance and the delivery of these presents shall be conclusive evidence of such agreement.

TO HAVE AND TO HOLD said property unto Grantee, its successors and assigns in accordance with the terms herein. Grantor hereby warrants and represents that he/she/it is the owner of the above-described property and has the authority to convey to the Grantee the property set forth herein.

[signatures on pages to follow]

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal on the day and year first above written.

**GRANTOR**

**TOWNSEND FIVE, LLC**, a Florida limited liability company

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Notary Public \_\_\_\_\_  
\_\_\_\_\_ County, Georgia

[Seal]

**Acceptance by City of Grovetown, Georgia**

City of Grovetown, Georgia, hereby accepts the foregoing Deed of Dedication of road rights-of-way and incorporates said road rights of way into the public road system of City of Grovetown, Georgia.

Date: February \_\_\_\_, 2020

**CITY OF GROVETOWN, GEORGIA**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
As its: Clerk

[CITY SEAL]