

**CITY OF HAMPTON
STATE OF GEORGIA**

CITY OF HAMPTON

ORDINANCE NO. 2025-31

AN ORDINANCE TO ANNEX CERTAIN PROPERTIES BEARING PARCEL IDENTIFICATION Nos. 039-01015003, 039-01015001, 039-01015006, AND BEING 60.16 +/- ACRES INTO THE CITY PURSUANT TO THE 100 PERCENT METHOD OF O.C.G.A. § 36-36-21; TO AMEND THE MAP OR MAPS OF HAMPTON AND ADJACENT TERRITORY TO SHOW THE PRESENT AND PROPOSED BOUNDARIES OF THE CITY; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HAMPTON, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Hampton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Hampton, Georgia desires to annex certain properties into the City pursuant to O.C.G.A. §36-36-21, the one hundred percent method; and

WHEREAS, Georgia law permits municipalities to annex unincorporated areas which are contiguous to their existing corporate limits when annexation takes place upon the written and signed applications of all of the owners of all of the land to be annexed; and

WHEREAS, the City recently received an application for annexation (the "Annexation Application"), a copy of which is attached hereto as **Exhibit "A"** and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed; and

WHEREAS, because a preliminary investigation reveals that the Annexation Application was signed by one hundred percent of the landowners and accompanied by a complete description of the property to be annexed (collectively, the "Property"), that the Property is contiguous to the municipal boundary of the City, that the Property is within the County, and that annexation will not create an unincorporated "island" as contemplated by O.C.G.A. § 36-36-1, et seq. (the "Act"), the Annexation Application and the requested annexation apparently satisfies the requirements of the Act; and

WHEREAS, the Mayor and City Council notified the governing body of Henry County of acceptance of the Annexation Application, and its intention to adopt an ordinance ("Annexation Ordinance") expressly authorizing the proposed annexation in order to fully and finally annex the

Property into the municipal boundaries of the City; and

WHEREAS, the health, safety, and welfare of the citizens of Hampton, Georgia will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAMPTON, GEORGIA, and by the authority thereof:

Section 1. The Property described in “Exhibit B” attached hereto and incorporated herein by reference is hereby annexed into the City of Hampton, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-1 *et seq.* and 36-36-20, *et seq.*

Section 2. The Property described on “Exhibit B”, a copy of which is attached hereto and incorporated herein by reference is hereby annexed into the City limits and is to be noted on the map or maps of Hampton, updated on the U.S. Census Bureau maps during the next boundary and annexation survey, and amended on the City of Hampton Official Zoning Map as soon as reasonably possible following adoption of this Ordinance by the Mayor and Council along with an editorial note on the City of Hampton Official Zoning Map specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the annexation is indicated on the City of Hampton Official Zoning Map, this Ordinance shall govern over the City of Hampton Official Zoning Map to the extent of any discrepancy between this Ordinance and the City of Hampton Official Zoning Map.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment,

believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Hampton at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 7. The effective date of this Ordinance shall be the date of adoption unless

otherwise specified herein.

SO ORDAINED, this 9th day of December, 2025.

CITY OF HAMPTON, GEORGIA


ANN N. TARPLEY, Mayor

ATTEST:


Michelle Hood, City Clerk

APPROVED AS TO FORM:


ERIN BARNES WIGGINS, City Attorney

First Read: November 10, 2025
Second Read: December 9, 2025

EXHIBIT A



AX-25-10-15.1

City of Hampton

Application for Annexation

Pursuant to O.C.G.A Title 36, Chapter 36 (§ 36-36-1 et seq.)

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4366
Fax: 770.946.4356
www.hamptonga.gov

MAYOR
ANN H. TARPLEY
MAYOR PRO-TEM
MARTY MEERS
CITY COUNCIL
SHEILA BARLOW
HENRY BYRD
DEVIN CLEVELAND
MARY ANN MITCHEAM
WILLIE TURNER
CITY MANAGER
ALEX S. COHILAS

TYPE OF ANNEXATION (Fill one)

60% Method: Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

100% Method: Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: CORNER OF WYNN DR & FEARS DR

Parcel # 039-01015003 ✓

Is this property contiguous to the city limits? ✓ Yes

No

LAND USE AND ZONING

County: HENRY City: Hampton

County Zoning Classification: RA Co. (City: R2 existing)
split zoning on parcel in city limits
Requested Zoning Classification: City: RA (City: R2 existing)
city limits

Present Land Use: Undeveloped Residential

PROPERTY OWNER

Name: HENDERSON FARMS HENRY PROPERTIES, LLC

Mailing Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Phone: [REDACTED]

Signature: J R Grant

Date: 10/15/2025

*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/land owner's information on a separate sheet.

APPLICANT

Name: JEFF R. GRANT

Mailing Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Phone: 404-925-3917

Email: JGRANT@SOUTHERNCONSULTINGLLC.COM

Signature: J R Grant

Date: 10/15/2025

OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Signature: [Signature]

Date: 10/15/2025

OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: HENDERSON FARMS HENRY PROPERTIES, LLC

Property Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Telephone: _____

Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: _____

Date: _____

Salena W. Turner

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

Date _____





Henry County, GA



Parcel ID	039-01015003	Class	Residential	Owner	HENDERSON FARMS	Land	\$212,100				
Property Address District		Acreage	30.3	Address	HENRY PROPERTIES LLC	Value:					
					120 ZACK HINTON	Building	\$0	Last 2 Sales			
					PARKWAY	Value:		Date	Price		
					MCDONOUGH, GA 30253	Misc	\$0	8/13/2018	\$0	VC	Qual
	Henry					Value:		8/31/2016	\$10,200,000	FM	U
	County					Total	\$212,100				Q
						Value:					

Henry County, GA

Summary

Parcel ID 039-01015003
Location Address
Millage Group Henry County (District 01)
Property Usage Residential
Total Acres 30.3
Landlot / District 233 / 6
Subdivision
Lot / Block
Plat Book / Page 55 170

Owners

HENDERSON FARMS HENRY PROPERTIES LLC
120 ZACK HINTON PARKWAY
MCDONOUGH GA 30253

Valuation (Current)

	2025
Previous Value	\$212,100
Land Value	\$212,100
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$212,100

Exemptions

Exemptions for Year	2025
Exemptions	NONE

Valuation (Historical)

	2024	2023	2022	2021	2020
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ OB/Misc	\$0	\$0	\$0	\$0	\$0
+ Land Value	\$212,100	\$212,100	\$212,100	\$212,100	\$212,100
= Total Assessment	\$212,100	\$212,100	\$212,100	\$212,100	\$212,100

Exemptions:

Assessment Notices 2025

2025 Assessment Notice (PDF)

Land Information

Land Use	Number of Units	Unit Type
TRANSITION	30.3	Acres

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Type	Grantor
8/13/2018	16055 167	\$0	LWD	Verified Unqualified-Corporate	HENDERSON FARMS HENRY LLC
8/31/2016	14803 292	\$10,200,000	LWD	Fair Market Value	HENDERSON FARMS LP
3/22/2011	12056 254	\$0	WD	Verified Unqualified-Family/Gift	HENDERSON JAMES L JR & CORALICE
12/30/2008	11147 1	\$0	WD	UL	HENDERSON J L JR

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

No data available for the following modules: Linked Personal Property, Buildings, Miscellaneous Data, Sketches.

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.

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[Contact Us](#)

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EST. 1872

AX-25-10-15.2

City of Hampton

Application for Annexation

Pursuant to O.C.G.A Title 36, Chapter 36 (§ 36-36-1 et seq.)

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.948.4308
Fax: 770.948.4356
www.hamptonga.gov



MAYOR
ANN N. TARPLEY
MAYOR PRO-TEM
KATY MEERS
CITY COUNCIL
SHEILA BARLOW
HENRY BYRD
DEVLIN CLEVELAND
MARY ANN MITCHAM
WILLIE TURNER
CITY MANAGER
ALEX S. COHILAS

TYPE OF ANNEXATION (Fill one)

60% Method: Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

100% Method: Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 797 Wynn Drive

Parcel # 039-01015001 ✓

Is this property contiguous to the city limits? ✓ Yes No

LAND USE AND ZONING

County: HENRY

County Zoning Classification: PD ✓

Present Land Use: Residential

Requested Zoning Classification: PD ✓

PROPERTY OWNER

Name: OAKLEA FARMS HENRY, LLC

Mailing Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Phone: [REDACTED]

Email: [REDACTED]

Signature: J R Grant

Date: 10/15/2025

*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/land owner's information on a separate sheet.

APPLICANT

Name: JEFF R. GRANT

Mailing Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Phone: 404-929-3917

Email: JGRANT@SOUTHERNCONSULTINGLLC.COM

Signature: J R Grant

Date: 10/15/2025

OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Signature: [Signature] Date: 10/15/2025

OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: OAKLEA FARMS HENRY, LLC

Property Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Telephone: Email:

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: *J M R Grant* Date: 10/15/2025

SALENA W. TURNER

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Salena W. Turner
Notary Public

Date 10/15/2025





Henry County, GA



Parcel ID	039-01015001	Class	Residential	Owner	OAKLEA FARMS	Land	\$115,300				
Property Address District	797 WYNN DR	Acreage	7.69	Address	HENRY LLC	Building	\$738,200	Last 2 Sales			
					120 S ZACK HINTON	Value:		Date	Price	Reason	Qual
					PKWY	Misc	\$12,600	12/2/2016	\$615,000	FM	Q
					MCDONOUGH, GA	Value:		6/20/2015	\$0	VF	U
					30253	Total Value:	\$866,100				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 10/15/2025

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Henry County, GA

Summary

Parcel ID 039-01015001
Location Address 797 WYNN DR
Millage Group Henry County (District 01)
Property Usage Residential
Total Acres 7.69
Landlot / District 233+ / 6
Subdivision
Lot / Block
Plat Book / Page 27 77

Owners

OAKLEA FARMS HENRY LLC
120 S ZACK HINTON PKWY
MCDONOUGH GA 30253

Valuation (Current)

	2025
Previous Value	\$814,100
Land Value	\$115,300
+ Improvement Value	\$738,200
- Accessory Value	\$12,600
* Current Value	\$866,100

Exemptions

Exemptions for Year	2025
Exemptions	NONE

Valuation (Historical)

	2024	2023	2022	2021	2020
+ Building Value	\$699,100	\$661,500	\$634,400	\$539,000	\$524,000
+ CB/Misc	\$11,200	\$11,400	\$11,800	\$12,100	\$12,400
+ Land Value	\$103,800	\$100,000	\$92,300	\$79,200	\$74,600
= Total Assessment	\$814,100	\$772,900	\$738,500	\$630,300	\$611,000

Exemptions:

Assessment Notices 2025

[2025 Assessment Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type
Small Acreage	7.69	Acres

Buildings

Construction Type OTHER
Year Built 1860
Section Area (sf)
Heated Area 5374
Bathrooms 5
Bedrooms 5
Interior Walls PLST W/F
Exterior Walls BRICK
Floor HARDWOOD
AC Central Heat/AC
Foundation C W W/BRK

Miscellaneous Data

Description	Dimensions	Units	Year Built
B-54	0 x 0	1.902	1980
PAVILLION-AVE	14 x 18	252	1990

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Type	Grantor
12/2/2016	15006 211	\$615,000	LWD	Fair Market Value	797 WYNN LLC
6/20/2015	14161 40	\$0	WD	Verified Unqualified-Family/Gift	HENDERSON CORALICE
7/7/2014	13653 288	\$0	DA	Verified Unqualified-Family/Gift	HENDERSON JAMES L JR & CORALICE
12/30/2008	11147 1	\$0	WD	UL	HENDERSON J L JR

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Download

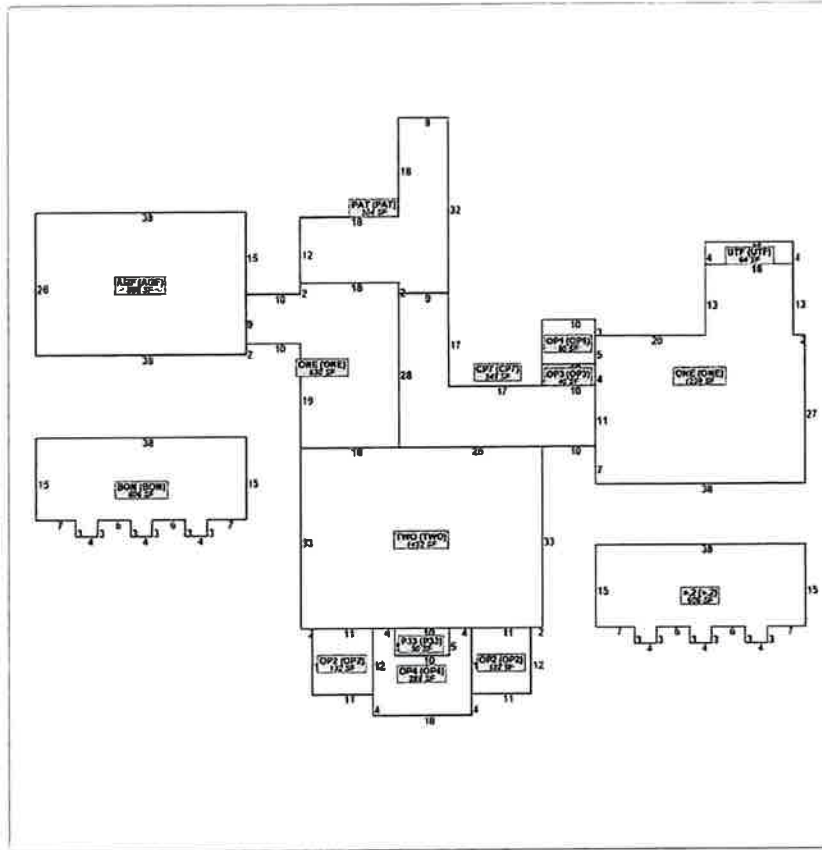
☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

Sketches



No data available for the following modules: Linked Personal Property.

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AX-25-10-15.3

City of Hampton

Application for Annexation

Pursuant to O.C.G.A Title 36, Chapter 36 (§ 36-36-1 et seq.)

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4306
Fax: 770.946.4356
www.hamptonga.gov



MAYOR
ARNN. TARPLEY
MAYOR PRO-TEM
MARTY MEEKS
CITY COUNCIL
SHEILA BARLOW
HENRY BYRD
DEVLIN CLEVELAND
MARY ANN MITCHAM
WILLIE TURNER
CITY MANAGER
ALEX S. COHILAS

TYPE OF ANNEXATION (Fill one)

60% Method:

Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

100% Method:

Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: Highway 20 W

Parcel # 039-01015006 ✓

Is this property contiguous to the city limits? ✓ Yes No

LAND USE AND ZONING

County: HENRY

County Zoning Classification: PD ✓

Present Land Use: Undeveloped

Requested Zoning Classification: PD ✓

PROPERTY OWNER

Name: GOLDEN EAGLE CAPITAL INVESTMENTS, LLC

Mailing Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Phone: [REDACTED]

Email: [REDACTED]

Signature: J. R. Grant

Date: 10-15-2025

*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/land owner's information on a separate sheet.

APPLICANT

Name: JEFF R. GRANT

Mailing Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Phone: 404-925-3917

Email: JGRANT@SOUTHERNCONSULTINGLLC.COM

Signature: J. R. Grant

Date: 10-15-2025

OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Signature: [Signature] Date: 10/15/2025

OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: GOLDEN EAGLE CAPITAL INVESTMENTS, LLC

Property Address: 120 S ZACK HINTON PARKWAY, MCDONOUGH, GA 30253

Telephone: [REDACTED]

Email: [REDACTED]

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: *J. R. Grant*

Date: 10-15-2025

SALENA W. TURNER

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Salena W. Turner
Notary Public

Date

10/15/2025





Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	039-01015006	Class	Residential	Owner	GOLDEN EAGLE CAPITAL INVESTMENTS LLC	Land Value:	\$315,900				
Property Address	HIGHWAY 20 W	Acreage	22.17	Address	120 S ZACK HINTON PKWY MCDONOUGH, GA 30253	Building Value:	\$0	Last 2 Sales			
District	Henry County					Misc Value:	\$0	Date	7/29/2019	Price	\$0
										Reason	VW
										Qual	U
						Total Value:	\$315,900				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 10/15/2025

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GEOGRAPHICAL

Henry County, GA

Summary

Parcel ID 039-01015006
Location Address HIGHWAY 20 W
Millage Group Henry County (District 01)
Property Usage Residential
Total Acres 22.17
Landlot / District 233+ / 6
Subdivision
Lot / Block
Plat Book / Page

Owners

GOLDEN EAGLE CAPITAL INVESTMENTS LLC
120 S ZACK HINTON PKWY
MCDONOUGH GA 30253

Valuation (Current)

	2025
Previous Value	\$155,200
Land Value	\$315,900
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$315,900

Exemptions

Exemptions for Year	2025
Exemptions	NONE

Valuation (Historical)

	2024	2023	2022	2021	2020
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ OB/Misc	\$0	\$0	\$0	\$0	\$0
+ Land Value	\$155,200	\$155,200	\$155,200	\$155,200	\$155,200
= Total Assessment	\$155,200	\$155,200	\$155,200	\$155,200	\$155,200

Exemptions:

Assessment Notices 2025

[2025 Assessment Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type
Small Acreage	22.17	Acres

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Type	Grantor
7/29/2019	16631 57	\$0	LWD	Verified Unqualified-Other	HENDERSON FARMS HENRY PROPERTIES LLC

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Feet

Use Address From:

☒ Owner

☐ Property

Select export file format:

Address labels (5160)

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For International addresses, please use the xlsx, csv or tab download formats.

Download

No data available for the following modules: Linked Personal Property, Buildings, Miscellaneous Data, Sketches.

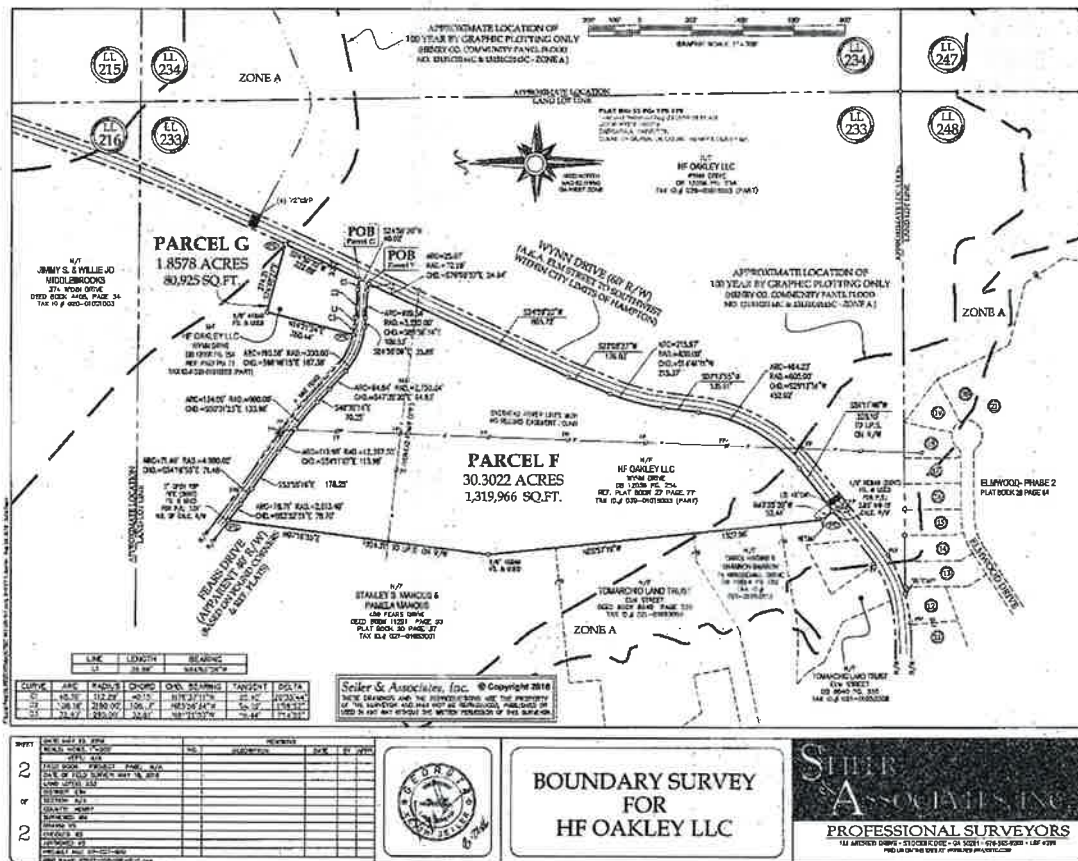
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Contact Us

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BK: 15006 PG: 211-213

Filed and Recorded Dec-28-2016 12:38:50PM

DOC#: D2016-033555

Real Estate Transfer Tax Paid \$615.00

0752016009507

BARBARA A. HARRISON

CLERK OF SUPERIOR COURT Henry County GA.

RECEIVED IN OFFICE
HENRY COUNTY
SUPERIOR COURT

2016 DEC 28 10:47 AM

CLERK OF SUPERIOR COURT

DAVID O. HARRIS, P.C.

118 S. MAIN STREET

JONESBORO, GA 30236

STATE OF GEORGIA

COUNTY OF CLAYTON

**LIMITED
WARRANTY DEED**

THIS INDENTURE made as of the 2nd day of December, 2016, by and between

797 WYNN LLC (a/k/a 797 WYNN, LLC),
a Georgia limited liability company,

as party of the first part (hereinafter referred to as "Grantor"), and

OAKLEA FARMS HENRY, LLC,
a Georgia limited liability company,

as party of the second part (hereinafter referred to as "Grantee")

[the words "Grantor" and "Grantee" as used herein shall include both the singular and the plural and shall be deemed to include the masculine gender as well as the feminine gender where the context requires or permits and shall include the parties hereto and their respective heirs, executors, administrators, successors and assigns].

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all that tract or parcel of land lying and being in Henry County, Georgia, and being more particularly described in Exhibit "A" which is attached hereto and by reference incorporated herein and made a part of this description.

This conveyance is made subject to all easements and restrictions of record affecting said property.

BK: 15006 PG: 212

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 anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has set his hand and affixed his seal on the day and year set forth above.

797 WYNN LLC
(a/k/a 797 WYNN, LLC)

BY:

James Z. Henderson
Manager

BY:

Betty A. Ott
Manager

Signed, sealed and delivered
in the presence of:

Wanda J. Clay
WITNESS

Alice B. Mahery
NOTARY PUBLIC



EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 233 and 234 of the 6th District of Henry County, Georgia containing 7.6916 Acres as shown on Boundary Survey For 797 WYNN LLC & HF OAKLEA LLC by Seiler & Associates, Inc., certified by Keith Seiler, Georgia Registered Professional Land Surveyor No. 2388, dated July 27, 2016, revised 8-29-16, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a 1/2" rebar found at the land lot corner common to Land Lots 234, 247, 233 and 248; thence North 00 degrees 46 minutes 50 seconds West along the east line of Land Lot 233, said line also being the west line of Land Lot 234, a distance of 1571.30 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia), which is THE POINT OF BEGINNING; from said point of beginning thus established, thence leaving the east line of Land Lot 233, South 87 degrees 09 minutes 33 seconds West, 209.23 feet to a 1/2" rebar and surveyor's cap found (previously set by Seiler & Associates, Inc. stamped "RLS #2388"); thence South 87 degrees 31 minutes 00 seconds West, 20.90 feet to a wood fence post; thence North 86 degrees 23 minutes 00 seconds West, 37.70 feet to a wood fence post; thence North 81 degrees 17 minutes 00 seconds West, 111.50 feet to a wood fence post; thence South 72 degrees 31 minutes 00 seconds West, 85.00 feet to a wood fence post; thence North 85 degrees 11 minutes 00 seconds West, 425.60 feet to a 1/2" rebar and surveyor's cap found (previously set by Seiler & Associates, Inc. stamped "RLS #2388") on the southeasterly right of way line of Wynn Drive (60' r/w width); thence along the southeasterly right of way line of Wynn Drive, North 24 degrees 59 minutes 20 seconds East, 559.90 feet to a 1/2" rebar and surveyor's cap found (previously set by Seiler & Associates, Inc. stamped "RLS #2388"); thence leaving the southeasterly right of way line of Wynn Drive, South 41 degrees 16 minutes 00 seconds East, 163.51 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence South 84 degrees 49 minutes 49 seconds East, 264.48 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence South 54 degrees 05 minutes 53 seconds East, 92.12 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence North 77 degrees 47 minutes 15 seconds East, 75.13 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence South 77 degrees 45 minutes 16 seconds East, 190.73 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence South 15 degrees 37 minutes 35 seconds West, 79.56 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence South 78 degrees 30 minutes 33 seconds East, 66.80 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence South 08 degrees 14 minutes 11 seconds West, 208.95 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia); thence South 87 degrees 09 minutes 33 seconds West, 73.54 feet to a 1/2" rebar and surveyor's cap set (stamped "Seiler & Associates LSF #390 Georgia) on the line which divides Land Lot 233 and Land Lot 234 and THE POINT OF BEGINNING; being improved property with a house located thereon known as 797 Wynn Drive, Hampton, Georgia, according to the present system of numbering in Henry County.

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2019 AUG -2 PM 3:36

BK: 16631 PG: 57-59
Filed and Recorded
Sep-09-2019 12:00:20PM
DOC#: D2019-022408
Real Estate Transfer Tax \$0.00
0752019006799
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Golden Eagle Capital Investments, LLC
120 S. Zack Hinton Parkway
McDonough, GA 30253

STATE OF GEORGIA

COUNTY OF HENRY

**LIMITED
WARRANTY DEED**

THIS INDENTURE made this 29th day of July, 2019, by and between

HENDERSON FARMS HENRY PROPERTIES, LLC,
a Georgia limited liability company,

as party of the first part (hereinafter referred to as "Grantor"), and

GOLDEN EAGLE CAPITAL INVESTMENTS, LLC,
a Georgia limited liability company,

as party of the second part (hereinafter referred to as "Grantee")

[the words "Grantor" and "Grantee" as used herein shall include both the singular and the plural and shall be deemed to include the masculine gender as well as the feminine gender where the context requires or permits and shall include the parties hereto and their respective heirs, executors, administrators, successors and assigns].

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm to the said Grantee, that real property located in Henry County, Georgia, being more particularly described in Exhibit A which is attached hereto and by reference incorporated herein and made a part of this description (hereinafter the "Property"), 22.17 acres, Henry County, Georgia records;

See Exhibit "A" attached hereto and made a part hereof by reference

This conveyance is made subject to all easements and restrictions of record which affect the

Property.


TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of all persons claim by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized Manager on the day and year set forth above.

HENDERSON FARMS HENRY PROPERTIES, LLC

BY:


Jeff R. Grant,
Its Manager

Signed, sealed and delivered
in the presence of:


WITNESS


NOTARY PUBLIC



HENDERSON FARMS

STUDIO VILLAGE CARVEOUT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 233 AND 234 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST A DISTANCE OF 1571.30 FEET FROM THE SOUTHEASTERLY CORNER OF LAND LOT 233;
THENCE, NORTH 87 DEGREES 09 MINUTES 33 SECONDS EAST A DISTANCE OF 73.54 FEET TO A POINT;
THENCE, NORTH 08 DEGREES 14 MINUTES 11 SECONDS EAST A DISTANCE OF 208.95 FEET TO A POINT;
THENCE, NORTH 78 DEGREES 30 MINUTES 33 SECONDS WEST A DISTANCE OF 66.80 FEET TO A POINT;
THENCE, NORTH 15 DEGREES 37 MINUTES 35 SECONDS EAST A DISTANCE OF 51.13 FEET TO A POINT;
THENCE, SOUTH 68 DEGREES 35 MINUTES 48 SECONDS EAST A DISTANCE OF 1,924.67 FEET TO A POINT;
THENCE, SOUTH 21 DEGREES 56 MINUTES 23 SECONDS WEST A DISTANCE OF 525.00 FEET TO A POINT;
THENCE, NORTH 66 DEGREES 53 MINUTES 25 SECONDS WEST A DISTANCE OF 2,290.00 FEET TO A POINT;
THENCE, NORTH 72 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 85.00 FEET TO A POINT;
THENCE, SOUTH 81 DEGREES 17 MINUTES 00 SECONDS EAST A DISTANCE OF 111.50 FEET TO A POINT;
THENCE, SOUTH 86 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 37.70 FEET TO A POINT;
THENCE, NORTH 87 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 20.90 FEET TO A POINT;
THENCE, NORTH 87 DEGREES 09 MINUTES 25 SECONDS EAST A DISTANCE OF 209.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 22.17 ACRES (965,796 SQUARE FEET).