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Real Estate Transfer Tax \$240.00
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Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
200 Galleria Parkway, Suite 420
Atlanta, GA 30339
File No.: 05-091956-REG

STATE OF GA
COUNTY OF Cobb

LIMITED WARRANTY DEED

THIS INDENTURE, made on 2nd day of April, 2018, between

Jeffery Mark Thomas

(hereinafter referred to as "Grantor") and

Kalpesh Patel

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 335 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the easterly side of North Cooper Lake Road with the northerly side of Thomas Lane; and running thence easterly along the northerly side of Thomas Lane 134.9 feet to an iron pin; thence continuing easterly along the northerly side of Thomas Lane 75 feet to an iron pin; thence running northerly 152.8 feet to an iron pin; thence running westerly 217.5 feet to an iron pin on the easterly side of North Cooper Lake Road; thence running southerly along the easterly side of North Cooper Lake Road 101 feet to the iron pin at the point of beginning.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Instrument under seal, as of the date first above written.

Signed this 2 day of APRIL 2018 in the presence of:

[Signature]
Unofficial Witness

[Signature]
Jeffery Mark Thomas

Notary Public
Commission expires:
