

Please return to PERRIE & ASSOCIATES, LLC - Post Closing
100 Galleria Pkwy, Suite 1170
Atlanta, Ga 30339
File # 202548KW
Parcel ID # 17-0664-0-112-0

STATE OF GEORGIA
COUNTY OF ~~FULTON~~ COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on September 9th, 2020, between

CARLA CHRISTIAN

(hereinafter referred to as "Grantor") and

ACLOQUE, PERSON & ASSOCIATES

(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,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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


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, sealed and delivered in the presence of:

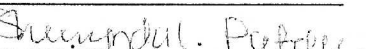


Witness



CARLA CHRISTIAN (Seal)

(Seal)

Notary Public 
My commission expires 01/24/2023

(Seal)

"EXHIBIT A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 664 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF DAVENPORT STREET (HAVING A 30 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT OF WAY OF BATES STREET (HAVING A 50 FOOT RIGHT-OF-WAY) IF EXTENDED; RUNNING THENCE NORTH 88 DEGREES 04 MINUTES 50 SECONDS EAST A DISTANCE OF 20.42 FEET TO A POINT; RUNNING THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF BATES STREET (HAVING A 50 FOOT RIGHT OF WAY) NORTH 88 DEGREES 04 MINUTES 50 SECONDS EAST A DISTANCE OF 490.27 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT OF WAY OF BATES STREET (HAVING A 50 FOOT RIGHT OF WAY); RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 50 FOOT RIGHT OF WAY) AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 50.09 FEET SUBTENDED BY A CHORD BEARING SOUTH 59 DEGREES 52 MINUTES 46 SECONDS EAST A DISTANCE OF 49.16 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 50 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (NOW HAVING A 40 FOOT RIGHT OF WAY) SOUTH 40 DEGREES 41 MINUTES 05 SECONDS EAST A DISTANCE OF 45.79 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY) AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 37.69 FEET SUBTENDED BY A CHORD BEARING SOUTH 33 DEGREES 07 MINUTES 07 SECONDS EAST A DISTANCE OF 37.58 FEET TO A POINT LOCATED ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY) SOUTH 25 DEGREES 33 MINUTES 09 SECONDS EAST A DISTANCE OF 72.44 FEET TO A POINT LOCATED SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY) AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 24.01 FEET SUBTENDED BY A CHORD BEARING SOUTH 26 DEGREES 23 MINUTES 04 SECONDS EAST A DISTANCE OF 24.01 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING ; RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY) AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 21.30 FEET SUBTENDED BY A CHORD BEARING SOUTH 27 DEGREES 57 MINUTES 15 SECONDS EAST A DISTANCE OF 21.30 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY) SOUTH 28 DEGREES 41 MINUTES 32 SECONDS EAST A DISTANCE OF 43.45 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY) AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 35.25 FEET SUBTENDED BY A CHORD BEARING SOUTH 18 DEGREES 51 MINUTES 61 SECONDS EAST A DISTANCE OF 36.08 FEET TO AN IRON PIN PLACED ON THE SOUTHWESTERLY RIGHT OF WAY OF BATES STREET (HAVING A 40 FOOT RIGHT OF WAY); RUNNING THENCE SOUTH 87 DEGREES 20 MINUTES 46 SECONDS WEST A DISTANCE OF 186.29 FEET TO AN IRON PIN PLACED; RUNNING THENCE NORTH 32 DEGREES 00 MINUTES 40 SECONDS WEST A DISTANCE OF 105.53 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 87 DEGREES 20 MINUTES 46 SECONDS EAST A DISTANCE OF 200.06 TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING. BEING MORE FULLY SHOWN ON SURVEY FOR CARLA CHRISTIAN PREPARED BY J.A. EVANS SURVEYING CO., INC., DATED AUGUST 27, 1999.