

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME BVBC Financial Group, Inc.				Exempt Code If no exempt code enter NONE	Corporation to Corporation
MAILING ADDRESS (STREET & NUMBER) 2472 Jett Ferry Road Suite 141				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Dunwoody, GA 30338 USA		DATE OF SALE 10/1/2019		1A. Estimated fair market value of Real and Personal property	\$163,840.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Trustor South, Inc.				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2472 Jett Ferry Road Suite 141				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Dunwoody, GA 30338 USA		Check Buyers Intended Use () Residential (x) Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 736		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Windy Hill Road			SUITE NUMBER
COUNTY COBB		CITY (IF APPLICABLE) Smyrna		MAP & PARCEL NUMBER 17-0375-0-0610	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 17th 2nd	ACRES	LAND LOT 375	SUB LOT & BLOCK 20 D
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

RETURN DOCUMENTS TO:

Harry S. Kuniansky, P.C.

70 Lenox Pointe

Atlanta, GA 30324

Tax parcel ID # 17-0375-0-061-0

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 1st day of October, in the year two thousand and nineteen,
between

BVBC Financial Group, Inc.

a Georgia Corporation, as party or parties of the first part, hereinafter called Grantor, and

Trustor South, Inc.

a Georgia Corporation, as party or parties of the second part, hereinafter called Grantee (the words
“Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context
requires or permits).

WITNESSETH that: Grantor, for and in consideration of good and valuable considerations
and the sum of Ten & 00/100 (\$10.00) Dollars in hand paid at and before the sealing and delivery of
these presents, the receipt whereof 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, the following described property, to-wit:

All that tract or parcel of land lying and being in land lot 375 of the 17th District, 2nd
Section, Cobb County, Georgia, being lot 20, Block D of Belmont Hills, Unit One, as per plat
recorded in Plat Book 11, page 77, Cobb County, Georgia Records, to which plat reference is
made for a more detailed description.

LESS AND EXCEPT:

Any portion of the property contained in that right-of-way deed in favor of Cobb County,
Georgia, recorded in Deed Book 4886, Page 125, Cobb County, Georgia Records.

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 said grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 1st day of October, 2019,
in the presence of:

BVBC Financial Group, Inc
a Georgia Corporation:

Mary Ann Wall
Witness

Tobias Johansson (SEAL)
by: Tobias Johansson, President

Harry S. Kuniarsky
Notary Public

