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Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cts. Ga.

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE, made on **January 19th, 2018**, between

DAVID TAYLOR and JOSEPH TAYLOR

(hereinafter referred to as "Grantor") and

BRIAN D. MINNICK

(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 466, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD 1306.00 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD AND THE NORTHERLY SIDE OF RIDGECREST ROAD, AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD; RUNNING THENCE SOUTH 45 DEGREES 00 MINUTES EAST 150.00 FEET TO AN IRON PIN; THENCE NORTH 39 DEGREES 29 MINUTES 26 SECONDS EAST 270.70 FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES 05 MINUTES 09 SECONDS WEST 150.33 FEET TO AN IRON PIN ON THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF PEBBLE BROOK ROAD, AND FOLLOWING THE CURVATURE THEREOF, 314.96 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

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:

D. P. P.

Witness

David Taylor (Seal)

DAVID TAYLOR by CHARLES EDWARD LEE MARCUM, as ATTORNEY IN FACT

Susan Dassow

Notary Public
My commission expires
[Attach Notary Seal]



Joseph Taylor (Seal)

JOSEPH TAYLOR by CHARLES EDWARD LEE MARCUM, as ATTORNEY IN FACT