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File No.: 17-170220-BSG

Deed Book 15943 Page 5953
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Real Estate Transfer Tax \$591.90
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 8274269752

STATE OF _____
COUNTY OF _____

DS
SLS

LIMITED WARRANTY DEED

THIS INDENTURE, made on 16th day of July, 2021, between

Epic Homes, LLC

(hereinafter referred to as "Grantor") and

Stacey Lynn Starkey

(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 340 of the 17th District, 2nd Section of Cobb County, Georgia, being Lot 2, Enclave at Old Concord Subdivision, as per plat recorded in Plat Book 278, Pages 694-696, Cobb County, Georgia Records, which plat by reference is incorporated herein into and made a part of this description.

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, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
Commission expires: _____

Epic Homes, LLC
BY: _____
Joey Hipps
President

