

2016181792 DEED BOOK 25998 Pg 639

Record and Return to:
PARTNERSHIP TITLE COMPANY, LLC
2921 PIEDMONT ROAD, SUITE B
ATLANTA, GEORGIA 30305
16-2825 DAVIS

Real Estate Transfer Tax \$890.00

Filed and Recorded:
12/28/2016 11:46:44 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 21st day of December, 2016, between

2460 DREW VALLEY VENTURE, LLC,

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

RYAN DAVIS AND MELISSA DAVIS
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

of the State of Georgia, 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 the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 237 of the 18th District, DeKalb County, Georgia, being Lot 15, Block A, Drew Valley Subdivision, Unit Two, as per plat recorded in Plat Book 20, Page 119, DeKalb County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 2460 DREW VALLEY RD NE according to the present system of numbering property in DeKalb County, Georgia.

TAX ID: 18-237-14-015

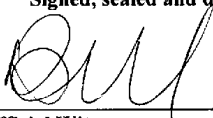
SUBJECT TO restrictive covenants and general utility easements of record.

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 owning, holding or claiming by, through or under the said Grantor.


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

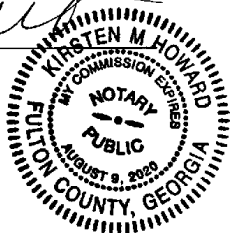
Signed, sealed and delivered in the presence of:


Unofficial Witness

2460 DREW VALLEY VENTURE, LLC


Notary Public


BY: _____ [SEAL]
YONA MIZRAHI, AS MANAGER



[RD] [MD]