

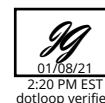
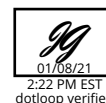
Deed Book 57144 Pg 640
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Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

After recording, return original to:

Erik B. Chambers, Esq.
Holland Roddenbery LLC
3475 Piedmont Road N.E.
Suite 1550
Atlanta, GA 30305

LIMITED WARRANTY DEED

STATE OF GA
COUNTY OF Fulton



THIS INDENTURE, made this 31st day of January in the Year of Our Lord Two Thousand and Seventeen between Douglas F. Caruthers of the State of Missouri and County of St. Louis, hereinafter called the "Grantor", and Jennifer R. Virostko of the State of Georgia and County of Fulton, hereinafter called the "Grantee",

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee, her heirs and assigns,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 55 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN SIDE OF MONROE DRIVE (FORMERLY NORTH BOULEVARD) 200 FEET SOUTH OF THE SOUTHWEST CORNER OF MONROE DRIVE AND WESTMINSTER DRIVE; AND RUNNING THENCE WESTERLY 150 FEET; THENCE SOUTHWESTERLY 50 FEET; THENCE EASTERLY 150 FEET TO THE WESTERN SIDE OF MONROE DRIVE; THENCE NORTHERLY ALONG THE WESTERN SIDE OF MONROE DRIVE 50 FEET TO THE POINT OF BEGINNING, BEING LOT 22 OF THE WEST

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SUBDIVISION, AS SHOWN ON PLAT BY KNOX T. THOMAS, C.E. DATED FEBRUARY 1926. AND BEING A TRIPLEX KNOWN AS 1410 MONROE DRIVE (FORMERLY KNOWN AS 1410 NORTH BOULEVARD), ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA, GEORGIA.

THIS DEED is made pursuant to a divorce in the case of Jennifer R. Virostko v. Douglas F. Caruthers, Superior Court of Fulton County, Civil Action File Number 2016CV277839. All terms, conditions, covenants, obligations, warranties and representations contained therein are incorporated herein and shall survive the execution and delivery of this instrument.

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 Grantee, her heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the Grantee, her heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, the day and year above written.

[Signature on following page]

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