

Deed Book 57855 Pg 439  
Filed and Recorded Aug-17-2017 08:40am  
2017-0263748  
Real Estate Transfer Tax \$150.00  
CATHELINE ROBINSON  
Clerk of Superior Court  
Fulton County, Georgia

Return to: MCMANAMY MCLEOD HELLER, LLC  
621 NORTH AVENUE NE, STE. C-100  
ATLANTA, GA 30308  
File # 17-03-7583

STATE OF GEORGIA  
COUNTY OF FULTON



LIMITED WARRANTY DEED

THIS INDENTURE made this 16th day of August, 2017 between

Julie Walter and Andrew Walter

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

Feinstein Properties, LLC

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 TEN DOLLARS and other good and valuable consideration (\$10.00) 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:

All that tract or parcel of land lying and being in Land Lot 22, 14th District, Fulton County, Georgia, being part of the vacant property as shown on plat of L. H. Fitzpatrick, CE., dated March 1945, and described as follows:

To find the true point of beginning, commence at a point on the east side of Confederate Avenue, two hundred five and five-tenths (205.5) feet South of the Southeast corner of Confederate Avenue and Delmar Street, thence Southeasterly one hundred ninety-nine (199) feet along the North side of 848 Confederate Avenue now or formerly owned by R. Sharone and H. Stanley Henley to a point and the true point of beginning; thence South along the rear lines of Numbers 848 and 850-852 Confederate Avenue one hundred sixteen and one-tenth (116.1) feet to a point; thence Southeasterly one hundred ninety-five and six-tenths (195.6) feet to a ten-foot alley; thence North along the West side of said ten-foot alley two hundred forty-eight and seven-tenths (248.7) feet to a point; thence Northwesterly one hundred ninety-one and four-tenths (191.4) feet to the rear line of 838 Confederate Avenue; thence South one hundred twelve and one tenth (112.1) feet to a point and the true point of beginning; being a rear Parcel to 842 Confederate Avenue according to the present system of numbering in the City of Atlanta, Fulton County, Georgia.

Together with any interest the seller have in that ten foot (10ft) alleyway running along and providing access to the property.

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 passing-by or through Grantor.

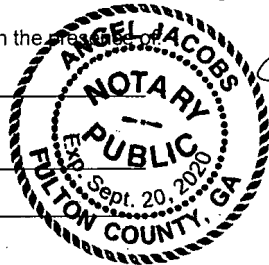
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of

Unofficial Witness

Notary Public  
My Commission expires:

[Notary Seal]



*Julie Walter* (Seal)  
Julie Walter  
*Andrew Walter* (Seal)  
Andrew Walter  
\_\_\_\_\_  
(Seal)