

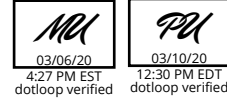
Deed Book 53975 Pg. 653
Filed and Recorded Jul-09-2014 08:30am
2014-0207904
Real Estate Transfer Tax \$381.00
Cathelene Robinson
- Clerk of Superior Court
Fulton County, Georgia

RETURN TO:
Hodge & Temple, PC
1672 Pinefield Way
Marietta, GA 30066

LIMITED WARRANTY DEED

This Indenture made this 30th day of May, 2014 between

**SunTrust Bank, Atlanta, by virtue of merger,
as the Trustee of the Residuary Trust established under Items IV and V
of the Will of George Michael Marsh,**



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

Matthew Chase Underwood and Patricia Ann Underwood

AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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 the said GRANTOR, for and in consideration of the sum of Ten and No/100 DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said GRANTEE the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING PART OF LOT 47 OF CONTINENTAL LAND CO., SUBDIVISION OF PART OF PROPERTY NEAR GRANT PARK, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 14, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF ORMOND STREET WITH THE WESTERLY SIDE OF CHEROKEE AVENUE; RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF CHEROKEE AVENUE A DISTANCE OF 49.5 FEET TO AN IRON PIN FOUND AT THE NORTHEASTERN CORNER OF LOT 48, SAID SUBDIVISION, RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF SAID LOT 48 A DISTANCE OF 135.0 FEET TO A POINT; RUNNING THENCE NORTHERLY A DISTANCE OF 52.6 FEET TO A POINT ON THE SOUTHERLY SIDE OF ORMOND STREET; RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF ORMOND STREET A DISTANCE OF 135.0 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY SIDE OF ORMOND STREET WITH THE WESTERLY SIDE OF CHEROKEE AVENUE AND THE POINT OF BEGINNING, BEING IMPROVED KNOWN AS 851 CHEROKEE AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA, AND BEING MORE PARTICULARLY SHOWN ON SUVEY PREPARED BY GEORGIA LAND SURVEYING CO., INC. DATED DECEMBER 4, 1985. PARCEL ID NUMBER: 14-0043-0006-061-6. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS 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**.

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

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

SunTrust Bank, Atlanta, Trustee

BY: *[Signature]*
Nancy G. Shannon, Group VP

