

After Recording Return To:
EASTERN CLOSING SERVICES, LLC
3440 Preston Ridge Road, Ste. 130
Alpharetta, GA 30005
File No. EC143-15

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this 29th day of October, in the year Two Thousand Fifteen, between ANN H. CONE AND MICHAEL S. CONE, of the County of Guinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and 345 LOOMIS AVE 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING KNOWN AS A PORTION OF LOT 6, BLOCK 7, L.F. GRANT PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE WEST RIGHT-OF-WAY OF LOOMIS AVENUE A/K/A LOOMIS STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE OF 87.00 FEET SOUTHERLY, AS MEASURED ALONG SAID RIGHT-OF-WAY, FROM THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTH RIGHT-OF-WAY OF WOODWARD AVENUE (50 FOOT RIGHT-OF-WAY); THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY OF LOOMIS AVENUE, SOUTH 01 DEGREES 26 MINUTES 10 SECONDS EAST, A DISTANCE OF 45 FEET TO AN IRON PIN PLACED; THENCE SOUTH 88 DEGREES 25 MINUTES 40 SECONDS WEST, A DISTANCE OF 49.73 FEET TO AN IRON PIN PLACED; THENCE NORTH 02 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 45 FEET TO AN IRON PIN PLACED; THENCE NORTH 88 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.47 FEET FROM THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 345 LOOMIS AVENUE A/K/A LOOMIS STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA AND AS SHOWN ON THAT SURVEY FOR DAVID E. GREEN AND TIMOTHY GREEN PREPARED BY SURVEY CONCEPTS, INC., G.R.L.S. #1943 DATED February 25, 1997.

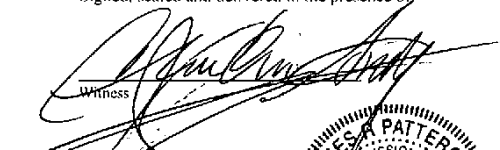

THIS CONVEYANCE is subject to all restrictions and easements of record.

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.

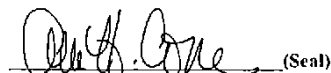
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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:


Witness

Notary Public




ANN H. CONE (Seal)


MICHAEL S. CONE (Seal)

(Seal)

(Seal)