

Deed Book 15648 Pg 2780
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2019-0083771
Real Estate Transfer Tax \$189.90
0332019017308


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Please return to PERRIE & ASSOCIATES, LLC - Post Closing
100 Galleria Pkwy, Suite 1170
Atlanta, Ga 30339
File # 191471E

Parcel ID: 17063101230

STATE OF 
COUNTY OF 

LIMITED WARRANTY DEED

THIS INDENTURE, made on the 12th day of July, 2019, between

LEXINGTON 56, LLC

(hereinafter referred to as "Grantor") and

LAUREN K. WILSON and ZACHARY A. WILSON

as Joint Tenants with Rights of Survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

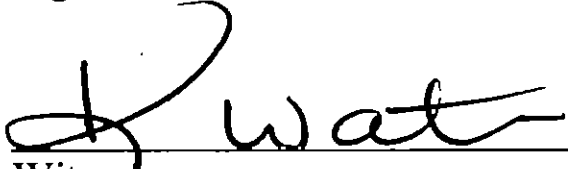
See Exhibit "A" attached hereto and made a part hereof

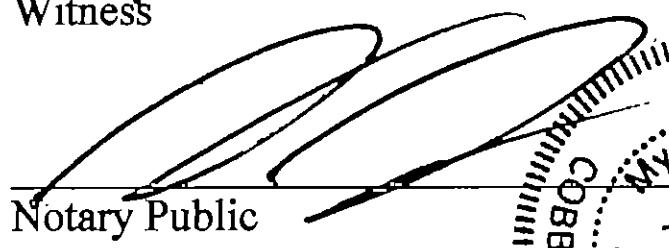
TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

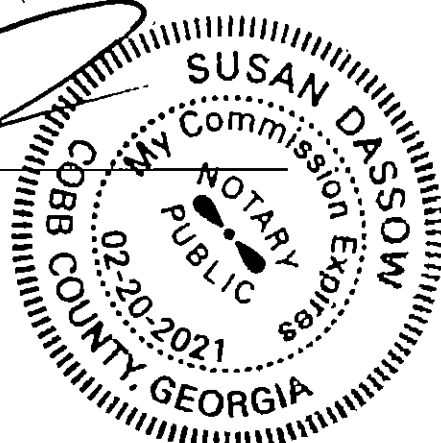
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Witness


Notary Public
My commission expires

[Attach Notary Seal]



LEXINGTON 56, LLC

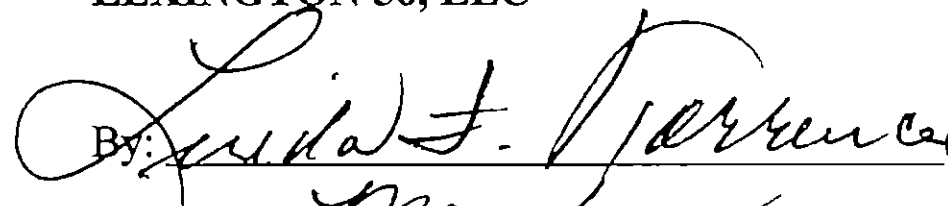
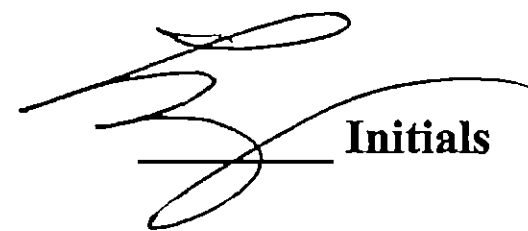
By:  (Seal)
Title: Member

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 631 OF THE 17TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA AND BEING KNOWN AS LOT 47, UNIT TWO, LEXINGTON TRACE, AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 91, PAGE 5, COBB COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN FOR A MORE FULL AND ACCURATE DESCRIPTION OF THE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL ID: 17063101230



Initials