

BK 7992PG544

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HALL CO., GA

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CHARLES BAKER, CLERK
SUPERIOR-STATE COURTBY ERHALL COUNTY, Georgia
Real Estate Transfer TaxPaid \$ 450.00Date 11/3/17Charles Baker
Superior Court ClerkBy ERPT61 069-2017-008006

Return Recorded Document to:
 Gilroy Bailey Trumble LLC
 3780 Mansell Rd., Ste. 140
 Alpharetta, GA 30022
 AL1700754/

LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF FULTON

THIS INDENTURE, made the **31st day of October, 2017**, between **Donald E. Dukes**, party of the first part, and **G&L Holdings Group, LLC**, a Domestic limited liability company, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations 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 said party of the second part, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto.


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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 party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:


Witness

 (SEAL)
Donald E. Dukes


Notary Public

