

Deed Book 57646 Pg 358
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2017-0211138
Real Estate Transfer Tax \$450.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

After recording Return to:
Thomas & Brown, LLC
241 Heritage Walk
Woodstock, GA 30188
File No. 17-1832E

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, Made this 16th day of June, 2017, between

Megan T. Goodfellow and John F. Goodfellow

as party or parties of the first part, (hereinafter referred to as "Grantor") and

Kirk T. Waldrop and Wendy Waldrop
As Joint Tenants With the 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 Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell, alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 44 and 45, 1st District, 2nd Section, Fulton County, Georgia, being Lot 12, Block C, Steeple Chase Subdivision, Unit One, as per plat recorded in Plat Book 116, page 60, Fulton County records, which plat is incorporated herein and made a part of this description.

Subject to all covenants, conditions, zoning ordinances, 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.

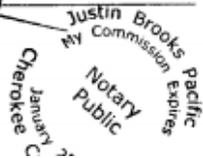
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public


Justin Brooks Pacific
My Commission Expires
Notary Public
Cherokee January 2, 2018


Megan T. Goodfellow by John F. Goodfellow as Attorney in Fact

 (SEAL)
John F. Goodfellow