

2020187760 DEED BOOK 28944 Pg 452
Filed and Recorded: 12/30/2020 12:58:00 PM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$450.00
Prepared By:
6209445436
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

RETURN TO:
Hodge & Temple, PC
549-4 Amsterdam Ave
Atlanta, GA 30306

Tax Parcel ID: 18 058 09 014

LIMITED WARRANTY DEED

This Indenture made this 29th day of December, 2020 between

Jeremy C. Barr and Beth A. Tippet Barr

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

Thomas Martin Hagopian

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:

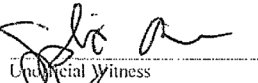
All that tract or parcel of land lying and being in Land Lot 58, 18th District, DeKalb County, Georgia, being identified and depicted as Unit Number 22 of Clifton Heights, a Condominium, together with all right, title and interest in the unit and the appurtenances thereto under that certain Declaration of Condominium recorded in Deed Book 13384, Page 9, DeKalb County Records, (said declaration together with all exhibits thereto and as may be amended from time to time, hereinafter being referred to collectively as the 'Declaration') Plat for Clifton Heights, a Condominium, recorded in Condominium Plat Book 129, Page 27, as revised at Condominium Plat Book 146, Page 112, DeKalb County Records, and plans recorded in Condominium Floor Plan Book 128, Pages 104-108, DeKalb County Records (The 'Property'). This interest thereby conveyed includes, without limiting the generality of the foregoing, the undivided percentage interest in the common elements of Clifton Heights, a Condominium, Parcel ID Number: 18 058 09 014. Subject to any Easements or Restrictions of Record.

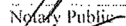
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining to, the only proper use, benefit and behoof of the said GRANTEE forever **IN FEE SIMPLE**.

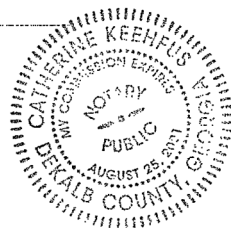
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

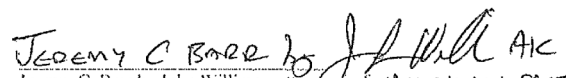
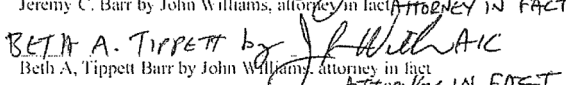
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:


Undeclared Witness


Notary Public




Jeremy C. Barr by John Williams, attorney in fact **ATTORNEY IN FACT**

Beth A. Tippet Barr by John Williams, attorney in fact **ATTORNEY IN FACT**