

After Recording Return To:  
The Fryer Law Firm, PC  
70 Lenox Pointe Northeast  
Atlanta, GA 30324

File Number: 2019-1774  
Parcel ID: 18-204-01-091

2019136142 DEED BOOK 27800 Pg 299



Real Estate Transfer Tax \$399.00

Filed and Recorded:  
9/18/2019 3:30:04 PM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Initial  
TG

DS  
BG

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF FULTON**

THIS INDENTURE, made this 13th of September, in the year 2019, between Five Star Development, LLC, as party or parties of the first part, hereinafter called Grantor, and Brad Goldstein and Taylor Campbell as joint tenants with rights of survivorship and not as tenants in common, 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 DOLLARS (\$10.00) 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 LOTS 203 & 204 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 5, BLOCK E, HILLCREST SUBDIVISION, UNIT II, AS PER PLAT OF RECORD AT PLAT BOOK 25, PAGE 45, DEKALB COUNTY, GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MEDFIELD TRAIL (FORMERLY PEACHTREE TRAIL), 109.5 FEET SOUTHERLY FROM THE SOUTHWESTERN INTERSECTION OF RADAR ROAD AND MEDFIELD TRAIL; RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF MEDFIELD TRAIL 75 FEET TO A POINT; RUNNING THENCE WESTERLY 170 FEET TO A POINT; RUNNING THENCE NORTHEASTERLY 75 FEET TO A POINT; RUNNING THENCE EASTERLY 153 FEET TO THE WESTERLY SIDE OF MEDFIELD TRAIL TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 2132 MEDFIELD TRAIL, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TAX PARCEL ID # 18 204 01 091.

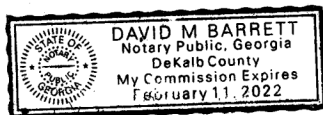
SUBJECT to restrictive covenants and general utility easements of record.  
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of 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 owning, holding or claiming by, through or under the said Grantor.  
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 13th of September, 2019.

Five Star Development, LLC, a Georgia Limited Liability Company

By: [Signature]  
Atulkumar M. Patel, Managing Member

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness



[Signature]  
Notary Public  
My commission expires: