

Deed Book 60208 Page 29  
Filed and Recorded 6/30/2019 4:00:00 PM  
2019-0257069  
Real Estate Transfer Tax \$365.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 1663542869  
0848497841

Campbell & Brannon, LLC  
Three Northwinds Center  
2500 Northwinds Parkway, Suite 160  
Alpharetta, GA 30009  
File No.: CA191399J  
(Phone No.: (770)521-1180)

STATE OF GEORGIA  
COUNTY OF FULTON  
PARCEL ID NUMBER: 11-0642-0273-103-3

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 27th day of June, 2019, between

**Lawrence Edward Hodges and Deborah Sue Hodges, Co-Trustees of the Hodges Family Living Trust**

(hereinafter referred to as "Grantor") and

**Matthew Firestone and Robin Firestone  
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.

See Certificate of Trust for the grantor included as Exhibit "B" attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, 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 persons 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.

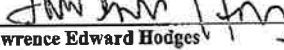
Signed, sealed and delivered in the presence of:

  
Unofficial Witness

Notary Public  
My Commission Expires  
[Attach Notary Seal]



Lawrence Edward Hodges and Deborah Sue Hodges,  
Co-Trustees of the Hodges Family Living Trust

BY:   
Lawrence Edward Hodges  
Trustee

BY:   
Deborah Sue Hodges  
Trustee

Limited Warranty Deed

**EXHIBIT A**

All that tract or parcel of land lying and being in Land Lots 270 and 273 of the 1st District 1st Section, Fulton County, Georgia, being Lot 42, Unit Three-A, Wingate formerly The Community of Ashland-Unit I, as per plat recorded in Plat Book 166, Page 43, Fulton County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Parcel ID: 11-0642-0273-103-3

Limited Warranty Deed