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Atlanta, GA 30339
File # PL21015 - MCCLOSKEY

Deed Book 15877 Page 1642
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Real Estate Transfer Tax \$430.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3676630096

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 25th day of February, 20 21,
between

MELINDA BELL AND BENJAMIN BELL

as party or parties of the first part, hereinafter called Grantor, and

EVAN MCCLOSKEY AND AMANDA MCCLOSKEY

as joint tenants with 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 DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 554 of the 17th District and 2nd Section of Cobb County, Georgia, being Lot 7, Block F of Hickory Hills Subdivision, Unit I as per revised plat recorded in Plat Book 13, Page 160, Cobb County, records, and more particularly described as follows:

BEGINNING at a point on the north side of Spruce Drive 143 feet east of the northeast corner of the intersection of the north side of Spruce Drive and the east side of Lee Street; running thence northerly along the east line of Lot 8 a distance of 113.5 feet; thence along the south line of Lots 1 and 2, a distance of 100 feet; thence southerly along the west line Lot 6, a distance of 113 feet, to the north side of Spruce Drive, thence westerly along the north side of Spruce Drive 100 feet to the point of beginning, being improved property shown on plat of survey by J.P. Phillips, Surveyor, dated September 14, 1962. Parcel ID Number: 17055400100. Subject to any Easements or Restrictions of Record.