dotloop signature verification: dtlp.us/M0W6-dnkU-EKph

DEED B: 57754 P: 00366
08/13/2020 01:20 PM Pgs: 6 Fees: $25.00
TTax: $380.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672020020268

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: A202036P
(Phone No.: (770)521-1180)

Exhibit 'A'
Legal Description

RM
09/24/26
9:14 PM EDT
dotloop verified

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: R7211 502

LIMITED WARRANTY DEED

THIS INDENTURE, made on **10th day of August, 2020**, between

Robert Bailey AKA Robert Marcus Bailey

(hereinafter referred to as "Grantor") and

Rasheed Mustakeem

(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.

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, 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.

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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: 2/10/2021
[Attach Notary Seal]

Robert Marcus Bailey by Jon Andrew Bailey as attorney in fact

Robert Bailey AKA Robert Marcus Bailey by and through John Andrew Bailey

See attached Exhibit 'B' attached hereto and made a part hereof

LARA B CARRILLO NOTARY PUBLIC Exp. Feb. 10, 2021 COBB COUNTY, GA

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EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 211, 7th District, City of Suwanee, Gwinnett County, Georgia, being Lot 34, Parkside at Suwanee Town Center, as per plat recorded in Plat Book 147, Pages 2-8, Gwinnett County Records, which plat is hereby referred to and made a part of this description.

Tax ID# R7211 502