

Record and Return to:
PARTNERSHIP TITLE COMPANY, LLC
2921 PIEDMONT ROAD, SUITE B
ATLANTA, GEORGIA 30305
15-1828 VANHELDEN

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 17th day of July, 2015, between

ALBA E. PAEZ,

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

NEIL VAN HELDEN AND JENNIFER N. ODDO
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

of the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF FULTON AND STATE OF GEORGIA DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF HOLTZCLAW STREET AND MAUKLIN STREET; RUNNING THENCE SOUTH ALONG THE EAST SIDE OF HOHZCLAW SCET 80.8 FEET TO THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY JR. LYON; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LYON PROPERTY 81 FEET TO A POINT AT THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY ANNIE TUMBLE; RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID TRIMBLE PROPERTY 84.8 FEET TO THE SOUTH SIDE OF MAULDIN STREET; RUNNING THENCE WEST ALONG THE SOUTH SIDE OF MAULDIN STREET 77.3 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 180 HOLTZCLAW STREET, CITY OF ATLANTA, GEORGIA.

TAX ID: 14-0013-0008-050-3

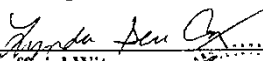
SUBJECT TO restrictive covenants and general utility easements of record.


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.

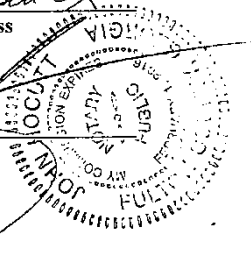
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public




ALBA E. PAEZ

JNO
NVH