

Return to: Saadat Law LLC dba Blue Ink Title
1963 Hosea L Williams Drive, SE
Suite R-103
Atlanta GA 30317
File #061812

Deed Book 59116 Pg. 626
Filed and Recorded Aug-13-2018 10:51am
2018-0225478
Real Estate Transfer Tax \$0.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this **5th day of July, 2018** between

Lucinda Augustin and Raphael B. Augustin

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

Mehrnush Saadat

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 and parcel of land lying and being in Land Lot No. 139 of the Fourteenth District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the South side of Westboro Drive (formerly Senn Avenue) Two Hundred (200) feet East of intersection of the East side of Gaston Street with the South side of Westboro Drive and running thence East along the South side of Westboro Drive Fifty (50) feet; running thence South Two Hundred (200) feet; running thence West Fifty (50) feet; running thence North Two Hundred (200) feet to the South side of Westboro Drive and the point of beginning, being improved property having a house thereon known as 1456 Westboro Drive, S.W. according to the present system of numbering houses in the City of Atlanta, Georgia.

Parcel ID: 14-0139-0005-120-6

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 passing by or through Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

KBE
Unofficial Witness

Samantha Deixler
Notary Public
My Commission expires: 1-2
[Notary Seal]



Lucinda Augustin
Lucinda Augustin

Raphael Augustin
Raphael B. Augustin