

2016126878

DEED BOOK

25763 Pg 309

After Recording Return To:

Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100
Norcross, GA 30071

Real Estate Transfer Tax \$365.00

Filed and Recorded:

8/31/2016 9:56:47 AM

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Order No.: GA-16070064R

WARRANTY DEED**STATE OF GEORGIA****COUNTY OF GWINNETT**

THIS INDENTURE, made this 26th day of August, 2016, between **Charles Vincent Hughes, Jr** and **Leyda Vega Hughes** as party or parties of the first part, hereinafter called Grantor, and **Helen Suh** 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 And No/100 Dollars (\$10.00) and other good and valuable considerations 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,

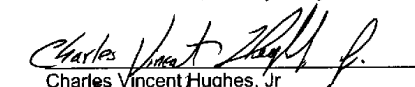
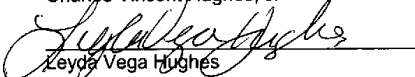
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 AND 300 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA. BEING LOT 19 OF CHALFONT ON PEACHTREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 148, PAGE 72, DEKALB COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE; BEING KNOWN AS 5139 PEACHTREE ROAD, DEKALB COUNTY, GEORGIA.

SUBJECT to restrictive covenants and general utility easements of record.

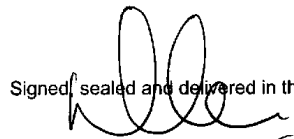
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

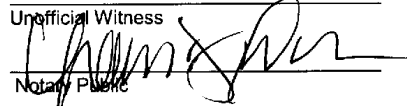
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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


Charles Vincent Hughes, Jr.

Leyda Vega Hughes

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 10/2/18

