

1st  
Exhibit " "

Deed Book 56364 Pg 452  
Filed and Recorded Jul-07-2016 08:30am  
2016-0226956  
Real Estate Transfer Tax \$239.90  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

Return to: MCMANAMY MCLEOD HELLER, LLC  
3520 PIEDMONT ROAD, SUITE 110  
ATLANTA, GA 30305  
File # 16-01-6577

STATE OF GEORGIA  
COUNTY OF FULTON

**LIMITED WARRANTY DEED**

THIS INDENTURE made this 5<sup>th</sup> day of July, 2016 between

**DEVAN BROWN**

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

**MIRJAM J. WIT and SVEN N. MOON**

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 133 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 5, BLOCK S, JEFFERSON PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 44, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.  
MAP # 14-0133-0013-005-5**

MW  
db6c241  
SM  
90a3023

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.

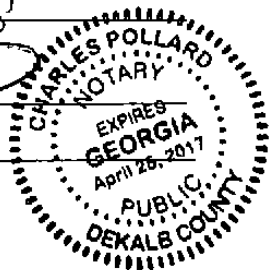
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

Notary Public  
My Commission expires:

[Notary Seal]



*[Signature]* (Seal)  
DEVAN BROWN

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)