

**Prepared By:**

Weissman PC

3500 Lenox Road, 4<sup>th</sup> Floor  
Atlanta, GA 30326

**File No.: WC115-18-1173-RC**

**Parcel ID:** 18-204-01-029

## **LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF DEKALB**

THIS INDENTURE, made this \_\_\_\_st day of \_\_\_\_\_, 2023, by and between **Caleb Alan Strickland**, as party or parties of the first part, hereinafter called Grantor, and the **City of Chamblee, a Georgia municipal corporation**, 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 NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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 claiming by, through, or under Grantor herein.

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

**Signed, sealed and delivered  
in the presence of:**

\_\_\_\_\_  
**Unofficial Witness**

\_\_\_\_\_  
Caleb Alan Strickland

\_\_\_\_\_  
**Notary Public**  
**My commission expires:** \_\_\_\_\_  
**(Notary Seal)**

## **EXHIBIT "A"**

**File No.: WC115-18-1173-RC**

All that tract or parcel of land lying in and being in Land Lot 204, of the 18th District of DeKalb County, Georgia, being Legal Lot 14, Block D, of Clairmont Terrace Subdivision, as shown on Plat of Survey recorded in Plat Book 18, Page 10, of DeKalb County records; the description as contained in the afore-mentioned plat being expressly incorporated herein and made a part hereof by this reference; being known as 2166 Clairmont Terrace, according to the present system of numbering property in the City of Chamblee, DeKalb County, Georgia.