

When recorded, please return to:

Deed Book 53679 Pg 180
Filed and Recorded Apr-01-2014 01:01pm
2014-0122878
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

NOTE TO CLERK: CROSS REFERENCE ARE
AS SHOWN ON SCHEDULE "A"

G.E.D. BOOK 2352, PAGE 256

the JASMINE BRAND

TPID: 17-0099-0009-007-2

STATE OF GEORGIA
COUNTY OF FULTON

the JASMINE BRAND TAX DEED

This indenture (the "Deed") made this 4th day of FEBRUARY, 2014, by and between ABOUBACAR THIAM, ("Owner") by and through Theodore Jackson, not individually, but in his official capacity as the Sheriff of Fulton County, (hereinafter "Grantor") and SKATT INVESTMENTS, LLC, (hereinafter "Grantee").

WHEREAS, in the obedience to certain writ(s) of Fieri Facias, issued from the Tax Commissioner of Fulton County, which writ are/is more particularly described in Schedule "A" below, on the date which is shown in Schedule "A" below as the "Sale Date", during the legal hours of sale, Grantor did expose for sale at public outcry to the highest bidder for cash before the courthouse door in Fulton County, Georgia, the Property (as hereinafter defined), at which sale Grantee was the highest and best bidder for the sum shown in Schedule "A" as the "Sale Price" (hereinafter the "Sale Price"), and the Property was then and there knocked off to Grantee for said sum. Said sale was made after advertising the time, place, and terms thereof in the Fulton County Daily Report, published in Atlanta, Georgia, in the aforesaid county, and being the publication in which Sheriff's advertisements for said county are now published, once a week for four weeks prior to said sale, and said advertisement in all respects complied with the requirements of Code Section 9-13-140 of the Official Code of Georgia Annotated. Notice of the time, place, and terms of the sale of the Property was given pursuant to Code Section 48-4-1 of the Official Code of Georgia Annotated. Said sale was made for the purpose of paying ad valorem taxes owed, the interest and penalties on said taxes, and the expenses of the sale, all of which were mature and payable because of failure to pay same interest and penalties on said taxes, and the expenses of the sale, all of which were mature and payable because of failure to pay same when due.

NOW THEREFORE, in consideration of the sum of the sale price as stated in Schedule "A", receipt of which is hereby acknowledged, Grantor does hereby bargain, sell, and convey unto Grantee, its successors and assigns, so far as the office of Grantor authorizes her, the following described property (herein referred to as the "Property"); to wit:

All that tract or parcel of land lying and being in Fulton County, Georgia and being more particularly described on Schedule "A" below and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns in fee simple,

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

the JASMINE BRAND

GRANTOR:

Signed, sealed, and delivered
in the presence of

ABOUBACAR THIAM
(Owner)

By and through

Theodore Jackson
Theodore Jackson
Sheriff of Fulton County

[Signature]
Unofficial Witness

Notary Public
Commission Date:
(NOTARIAL SEAL)

(SEAL)

Notary Public, Clayton County, Georgia
2015

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Theodore Jackson, Sheriff of Fulton County				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) the JASMINE BRAND				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$500,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30303 USA		DATE OF SALE 2/4/2014		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Skatt Investments, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) the JASMINE BRAND				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Decatur, GA 30031 USA		Check Buyer's intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION the JASMINE BRAND			SUITE NUMBER
COUNTY FULTON		CITY (IF APPLICABLE) the JASMINE BRAND		MAP & PARCEL NUMBER	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK the JASMINE BRAND		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None