

THIS SPACE FOR RECORDER'S USE ONLY:



Filed and Recorded:  
 9/26/2011 8:55:11 AM  
 Debra DeBerry  
 Clerk of Superior Court  
 DeKalb County, Georgia

RECORDING REQUESTED BY:  
 Bella Homes, LLC  
 One Glenlake Parkway, Suite 700  
 Atlanta, GA 30328

AND WHEN RECORDED PLEASE MAIL TO: Bella Homes, LLC One Glenlake Parkway, Suite 700, Atlanta, GA 30328  
 DRAFTED BY: Bella Homes, LLC, Laura Tabrizipour, Closing Agent

## MEMORANDUM OF OPTION

This Memorandum of Option is made concurrently with a Residential Lease Agreement and Option Agreement and entered as of this 13th day of May 2011, is by and between BELLA HOMES, LLC the Optionor (Landlord/Seller) and Warner E Lassiter AMM and Patricia Lassiter Optionee (Tenant/Buyer).

Grantee: Bella Homes, LLC: One Glenlake Parkway, Suite 700, Atlanta, GA 30328

The above parties have entered into an Option Agreement dated May 13, 2011 for the property located at:

LEGAL DESCRIPTION IS ATTACHED HERETO AND FORMING A PART HEREOF AS EXHIBIT "A"

Commonly known as: 2943 Crosswycke Forest Circle, Atlanta, GA 30319

APN: 18-274-03-066

2. This Option Agreement shall expire on May 13, 2014, and unless exercised or extended and recorded, Tenant/Buyer shall have no further rights to purchase the above property.
3. All of the terms and conditions of said agreement are incorporated by this reference as if set forth in full.
4. Said agreement contains a provision which requires any Extension of Option Agreement that is recorded to be valid.
5. Said agreement contains a provision for automatic termination without notice of Tenant/Buyers rights on the failure to exercise the option within the time limit set.

IN WITNESS WHEREOF, the parties hereto have affirmed their signature as of the day and year first written above.

DATED May 13, 2011  
 STATE OF GEORGIA  
 COUNTY OF

[Signature] (SEAL)  
 Landlord/Seller

On this 13 day of May, 2011, before me personally appeared Laura Tabrizipour to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

[Signature]  
 Notary Public  
 (seal)

May 20, 2014  
 My Commission Expires

unofficial witness x

Kathy Craver.  
[Signature]

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

YLATHIA AVON BYNES  
 NOTARY PUBLIC  
 DeKALB COUNTY  
 STATE OF GEORGIA  
 My Commission Expires May 20, 2014

FOR RECORDER'S USE ONLY

2011153834 DEED BOOK 22641 Pg 695  
 Filed and Recorded:  
 9/26/2011 8:55:11 AM  
 Debra DeBerry  
 Clerk of Superior Court  
 DeKalb County, Georgia

Real Estate Transfer Tax \$0.00

Return Recorded Document to: Bella Homes, LLC: One Glenlake Parkway, Suite 700, Atlanta, GA 30328.  
 DRAFTED BY: Bella Homes, LLC, Laura Tabrizipour, Closing Agent

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

This Indenture made this 13 day of May, 2011 between **Warner E Lassiter and Patricia Lassiter** of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Bella Homes, LLC, 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).

\*\*Grantee: Bella Homes, LLC: One Glenlake Parkway, Suite 700, Atlanta, GA 30329

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** 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,

Lot: 30; Block: 03; Tract/Subdivision: Crosswycke Forest; Map Book: 83; Map Page: 107; Description: PB 83 PG 107 as more particularly described on Exhibit "A" attached hereto.


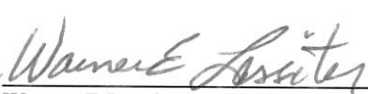
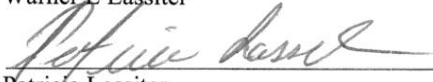
This Deed is given subject to all easements and restrictions of record, if any.

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

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

		(Seal)
Witness Signature	Warner E Lassiter	
<u>DEAN W. SALES</u>		(Seal)
Witness Name Printed	Patricia Lassiter	

On this 13 day of May, 2011 before me personally appeared Warner E Lassiter and Patricia Lassiter to me known to be the person(s) described in and who has executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

SYLATHIA AVON BYNES  
 NOTARY PUBLIC  
 DeKALB COUNTY  
 STATE OF GEORGIA

My Commission Expires May 20, 2014  
 Notary Public (seal)

Commission Expires:

May 20, 2014

EXHIBIT A

Legal Description:

Described property located in the County of DeKalb  
Lot 274 of the 18<sup>th</sup> District of DeKalb County, Georgia  
Being Lot 30, Crosswycke Forest Subdivision , as per  
Plat recorded at Plat Book 83, Page 107, DeKalb County,  
Georgia record, Which plat is hereby referred to and make  
a part of this description. Said property is known as 2943  
Crosswycke Forest NE. Atlanta, GA 30319.

This conveyance is made subject to that certain security deed  
From grantor herein to Washington Mutual Bank, FA dated  
2/5/03 and recorded in deed book 14386, page 227 et seq.,  
DeKalb Co., Georgia records.