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Real Estate Transfer Tax Paid \$530.00
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REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Initial Initial
 

Mail
Return to
Campbell & Brannon, LLC
1000 Johnson Ferry Rd
Building 400, Suite 404
Marietta, GA 30068
File No.: C155006B
(Phone No (770)321-0222)
(Fax No (770)321-1622)

STATE OF Cobb
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on **12th day of November, 2015**, between

Joni R Speros

(hereinafter referred to as "Grantor") and

Bradley May

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10 00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 206 of the 1st District, 2nd Section of Cobb County, Georgia, being Lot 6, Block B, Phase Three, River Forest Subdivision, as per plat recorded in Plat Book 93, Page 63, Cobb County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

Initial

YM

Initial

BM

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written

Signed, sealed and delivered in the presence of.

Mary Deane Jappens

Unofficial Witness

Joni R Speros

Joni R Speros

Notary Public
My Commission Expires 3-16-2016
(Attach Notary Seal)

PETER G. BABCOCK
NOTARY PUBLIC
COBB COUNTY, GA.
MY COMMISSION EXPIRES 3-16-2016