

eFiled & eRecorded
DATE: 7/31/2019
TIME: 9:52 AM
DEED BOOK: 04076
PAGE: 00897 - 00898
RECORDING FEES: \$12.00
TRANSFER TAX: \$279.90
PARTICIPANT ID: 0503522372,7067927936
CLERK: Shella Butler
Paulding County, GA
PT61: 1102019005375

Record and Return to:
Sparks|King|Watts|Reddick, LLC
3475 Dallas Highway, Bldg. 300, Ste. 320
Marietta, GA 30064
Order No.: GA-WSC190333PUR
Tax Parcel ID: R084442

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 30th day of July, 2019, between

Vine Creek Residential, LLC, a Georgia limited liability company

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

Jacob Burton and Adrienne Albert Burton
as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration 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:

All that tract or parcel of land lying and being in Land Lot 672 of the 3rd District, 3rd Section, Paulding County, Georgia being Lot M87, Block M, of Seven Hills Subdivision, Phase 3, as per plat recorded in Plat Book 62, Pages 20, said Plat being revised at Plat Book 64, Page 162, as recorded in the Office of the Clerk of Superior Court of Paulding County, Georgia which recorded plat is incorporated herein and made a part hereof by reference.

Parcel R084442

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

GA_Deed_LimitedWarranty


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AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

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

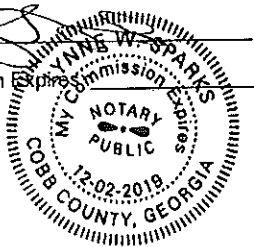
Signed, sealed and delivered
in the presence of:



Unofficial Witness

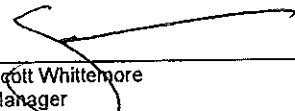
Notary Public
My Commission Expires

[Notary Seal]



GRANTOR:

Vine Creek Residential, LLC, a Georgia limited liability company

BY:  (Seal)
Scott Whitemore
Manager