

Deed Book 57917 Pg. 650
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2017-0277934
Real Estate Transfer Tax \$320.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

Return:

Campbell & Brannon, LLC
1000 Johnson Ferry Rd
Building 400, Suite 404
Marietta, GA 30068
File No.: C171216B
(Phone No.: (770)321-0222)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on **31st day of August, 2017**, between

Ann M. James and Otis A. James

(hereinafter referred to as "Grantor") and

**Gary M Otto and Kimberly M Otto
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(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 1168 of the 2nd District, 2nd Section of Fulton County, Georgia, being Lot 2, Block C, Unit Three, North Farm Subdivision, as per plat recorded in Plat Book 161, page 95, as revised in Plat Book 211, page 175, Fulton 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").