

Please return to: CAMPBELL & BRANNON, L.L.C.
CAMPBELL & BRANNON, LLC
2475 Northwinds Pkwy #150 Alpharetta, GA 30009
File # A140325T

Deed Book 53832 Pg 518
Filed and Recorded May-22-2014 05:00pm
2014-0167186
Real Estate Transfer Tax \$839.90
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this 16th day of May, in the year 2014, between

Fuqua & Associates, Inc.

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

John Bradley Faulkenburg and Lauren D. Faulkenburg

as Joint Tenants with Rights of Survivorship,

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 DOLLARS and other good and valuable consideration (\$10.00) 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:

All that tract or parcel of land lying and being in Land Lot 265 and 312 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 5, Kingsley Estates Subdivision, Unit 1, Phase 1, as per plat recorded in Plat Book 326, Page 132, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 335 Quayside Court aka 16555 Quayside Drive (corner lot) according to the present system of numbering property in Fulton County, Georgia.

Subject to all easements, rights of way, and restricted covenants of record.

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 first day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

Fuqua & Associates, Inc.
[Handwritten signature]
by: _____ (Seal)
Thomas W. Fuqua, Jr.
President

[Handwritten signature]

Notary Public
My Commission Expires:
[Attach Notary Seal]

