Please return to:JOHN K. GALLAGHER, P.C.
4555 MANSELL ROAD, STE 130
ALPHARETTA, GEORGIA 30022
File # 13N0351

Deed Book 53117 Pg 619
Filed and Recorded Sep-13-2013 11:05a
2013-0244243
Real Estate Transfer Tax $125.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this **4th** day of **September, 2013**, between

TAYLOR ROAD VEST, LLC ,

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

MARK P. CARROLL and NICOLE W. CARROLL ,
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 663 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING LOT 27, VALMONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 306, PAGE 123, FULTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING KNOWN AS 11538 VALMONT LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.

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:

Witness

Notary Public
My Commission Expires:
[Attach Notary Seal]

JOHN K. GALLAGHER
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 5, 2014

TAYLOR ROAD VEST, LLC

by: _____(Seal)
KAREN C. THURMAN
as its **MANAGER**
[Attach company seal or attesting officer signature]

_____(Seal)

_____(Seal)