

**Campbell & Brannon, LLC**  
664 Seminole Avenue NE  
Suite 103  
Atlanta, GA 30307  
File No.: I220427B  
(Phone No.: (404) 446-3930)

Deed Book 65492 Page 260  
Filed and Recorded 03/31/2022 03:32:00 PM  
2022-0147152  
Real Estate Transfer Tax \$320.00  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 1663542869  
0848497841

STATE OF GEORGIA  
COUNTY OF FULTON  
PARCEL ID NUMBER: 17-0106-0003-027-7

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 31st day of March, 2022, between

**Kyle J. Thornton**

(hereinafter referred to as "Grantor") and

**Martha Avtandilian**

(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,

See Exhibit A attached hereto and made a part hereof.

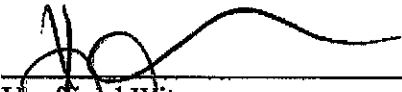

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

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

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.

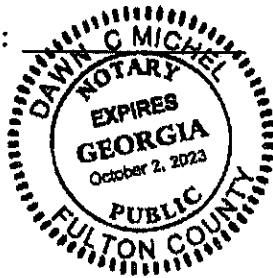
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Unofficial Witness  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Kyle J. Thornton

Notary Public  
My Commission Expires:  
[Attach Notary Seal]

10/2/23



**EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 106 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Condominium Unit No. 8 of Park View Condominium, as more particularly described and delineated in the Declaration of Condominium for Park View Condominium, recorded in Deed Book 30925, Page 31, et seq., Fulton County, Georgia records, as the same may be amended, together with all right, title and interest in the common elements as set forth in said Declaration.

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 14, Page 91, Fulton County, Georgia records, as the same may be amended, and the floor plans recorded in Condominium Floor Plan Book 15, Pages 131-135, aforesaid records, as the same may be amended.