

Ret

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Transfer Tax: \$387.00  
Forsyth County, GA  
Greg G. Allen Clerk Superior Ct  
BK 6928 PG 95

RE: 3060

STATE OF GEORGIA  
COUNTY OF FULTON

**WARRANTY DEED**

**This Indenture** made 12/20/2013, by and between, DAVID D. ISENBARGER and SUSAN C. ISENBARGER, as party or parties of the first part, hereinafter called Grantor, and LARRY D. TATE JR. and KIMBERLY SUE TATE, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON**, 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 (\$10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

**All that tract or parcel of land lying and being in Land Lots 935 and 936, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Forsyth County, Georgia, being Lot 176, Grand Cascades Subdivision, Unit XVI, as per plat recorded in Plat Book 59, Pages 50-53, Forsyth County records, which plat is hereby referred to and made a part of this description.**

Being known as: 109 GRAND AVENUE, SUWANEE, Georgia 30024

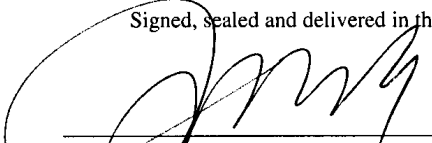
**This conveyance is subject to all easements and restrictions of record.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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**.

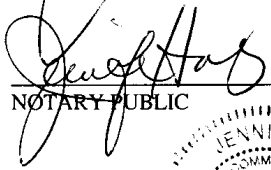
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

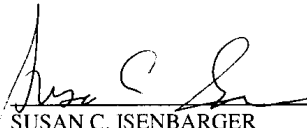
**IN WITNESS WHEREOF**, Grantor had hereunto set grantor's hand and seal this day and year first above-written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
DAVID D. ISENBARGER (Seal)

  
\_\_\_\_\_  
NOTARY PUBLIC

  
\_\_\_\_\_  
SUSAN C. ISENBARGER (Seal)

