

Return To:
McMichael & Gray, PC
2055 North Brown Road, Ste 250
Lawrenceville, GA 30043

Order No.: CEN-180863-PUR

Property Appraiser's Parcel I.D. Number:
070 181

Doc ID: 016761480001 Type: GLR
Recorded: 12/04/2018 at 10:35:15 AM
Fee Amt: \$389.00 Page 1 of 1
Transfer Tax: \$379.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

LIMITED WARRANTY DEED BK 8746 Pg 221

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 28th day of November, 2018, between

Century Communities of Georgia, LLC, a Colorado Limited Liability Company

of the County of Arapahoe, State of Colorado, as party or parties of the first part,
hereinafter called Grantor, and

Mario M. Wilson and Shereza L. Wilson
as Joint Tenants with Rights of Survivorship
and not as Tenants in Common

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 And No/100
Dollars (\$10.00) and other good and valuable considerations 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,

All that tract or parcel of land lying and being in Land Lot 276 of the 3rd District, 1st Section, Forsyth
County, Georgia, being Lot 95 of Tiberon on the Etowah, Phase I, as per plat thereof recorded in Plat
Book 177, Pages 226-244, Forsyth County records, said plat being incorporated herein by reference
thereto.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said
premises.

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 owning,
holding or claiming by, through or under the said Grantor.

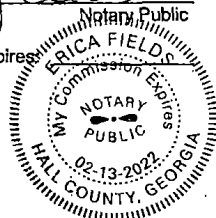
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and
year above written.

Signed, sealed and delivered in the presence of:

Dibby Martinez
Unofficial Witness

Erica Fields
Notary Public

My Commission Expires



[Signature] (SEAL)
Century Communities of Georgia, LLC
By: Century Communities, Inc.
Its Sole Member
By: Elaine Clarke, Authorized Signatory

