

Type: STATE LAND RECORDS  
Recorded: 12/8/2020 12:23:00 PM  
Fee Amt: \$402.40 Page 1 of 2  
Transfer Tax: \$377.40  
Forsyth County, GA  
Greg G. Allen Clerk Superior Ct

Participant ID(s): 7339863107,  
7067927936

**BK 9786 PG 321 - 322**

After Recording Return To:  
McMichael & Gray, P.C.  
5780 Windward Parkway, Suite 300  
Alpharetta, GA 30005

Order No.: CEN-200898-PUR

Property Appraiser's Parcel I.D. Number:  
070 128

### **LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FULTON**

THIS INDENTURE, made this 23rd day of November, 2020, 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

**Nathan Thomas and Abimbola Thomas  
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 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 37 of Tiberon on the Etowah, Phase 1, as per plat thereof recorded in Plat  
Book 190, pages 189-208, Forsyth County, Georgia 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.

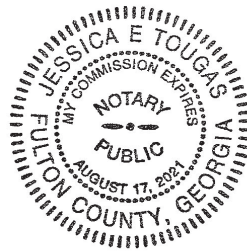
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_  
[Notary Seal]



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

