

pt

Please Return to:
McCalla Raymer, LLC.
900 Holcomb Woods Parkway
Roswell, GA 30076
File#: 5179313

Doc ID: 013867170002 Type: GLR
Recorded: 11/01/2013 at 12:14:42 PM
Fee Amt: \$12.00 Page 1 of 2
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK **6879** PG **322-323**

Purchaser: Mark A. Collins and Kristina Collins
Property: 5680 Cascade Trail, Cumming, GA, 30040

SPECIAL WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, made and effective this 25 day of October 2013 between **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America** as party or parties of the first part, hereinafter called Grantor, and **Mark A. Collins and Kristina Collins** 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 the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, and assigns:

All that tract or parcel of land lying and being in Land Lot 602 of the 3rd District, 1st Section of Forsyth County, Georgia, and being more particularly described as Lot 204, Phase 5A, Lake Forest, as per plat recorded in Plat Book 78, Page 98 - 104, Forsyth County, Georgia Records, which plat is incorporated herein by reference, being property known as 5680 Cascade Trail, Cumming, Georgia 30040 according to the present system of numbering properties in said county.

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Asset Property Address 5680 Cascade Trail
Cumming, GA 30040

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behalf of the said party of the second part, and assigns, forever. IN FEE SIMPLE.

AND the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and affixed his/her seal on this day the 24 day of October, 2013

Signed, sealed and delivered
in the presence of

Patricia J. Miller
Witness (Seal)

Vickie D. Gilbert
Notary Public (Seal)

My Commission Expires:

(Notary Seal)

Grantor:

Fannie Mae A/K/A Federal National
Mortgage Association organized and
existing under the laws of the United
States of America by McCalla Raymer
LLC, their atty-in-fact, pursuant to Power
of Attorney recorded in Deed Book 5525,
Page 86, Forsyth County, Georgia Records

By: Ann C. Porter

Ann C. Porter

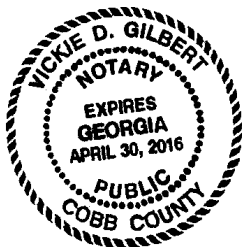
Name: **Attorney in fact**

Title: Attorney

Attested by: James S. Gault

Name: **James S. Gault**

Title: Attorney



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