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**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF COBB

File #: **19-587**

THIS INDENTURE, Made the **26th** day of **September**, in the year **2019**, between **SDC Gwinnett LLC**, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and **Tyler Andrew Wells and Kristen Michelle Bostock, as Joint Tenants with Rights of Survivorship and not as Tenants in Common**, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 consideration 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 221 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, IN THE CITY OF CANTON, BEING LOT 1436 TOWNE MILL, POD G, PHASE 2, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 118, PAGE 1271, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Property Address: **203 AUGUSTA WALK, CANTON, GA 30114**

Parcel ID Number: **14N20A 358**

This conveyance is made subject to all covenants, easements and restrictions of record.

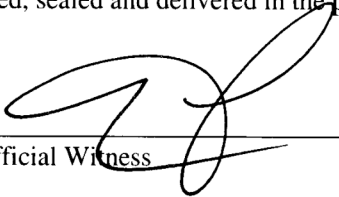
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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.

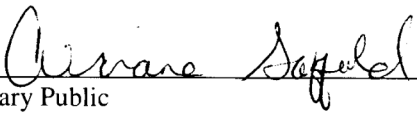
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

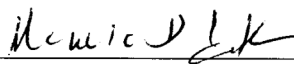


Unofficial Witness

SDC Gwinnett LLC
A Georgia Limited Liability Company
By:



Notary Public



Marcia D. Hoffman
Assistant Vice-President

