

Deed Book **15546** Pg **1226**
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Real Estate Transfer Tax \$379.00
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Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Please record and return to.
MOZLEY FINLAYSON & LOGGINS LLP
3225 Shallowford Road, Suite 1200
Marietta, GA 30062
(770)509-6565
EC17-058912

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made this 7th day of June, 2018, by and between **Windsong Properties, LLC**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and **Maureen Katherine Sanstead**, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit

All that tract or parcel of land lying and being in Land Lot 200 of the 20th District, 2nd Section of Cobb County, Georgia being Lot 5 of Serenade, as more particularly shown and delineated by that certain plat of survey recorded in Plat Book 275, Pages 735 through 737, Cobb County, Georgia records, which said plat of survey is incorporated herein and made a part hereof by reference for a more complete description.

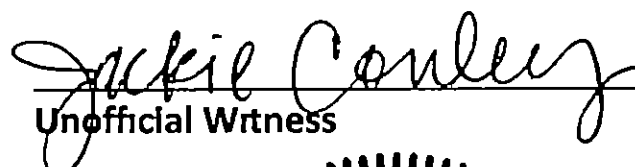
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property

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**.

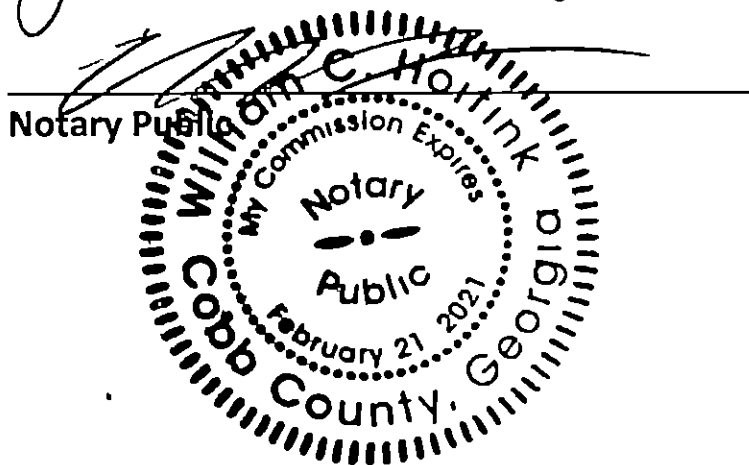
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons by, through, or under Grantor herein

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

Signed, sealed and delivered
In the presence of

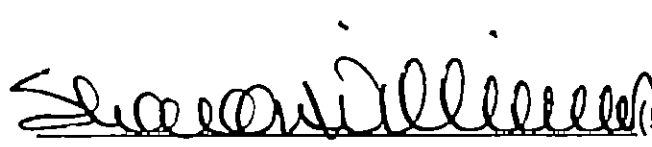

Unofficial Witness

Notary Public



GRANTOR.

Windsong Properties, LLC


By Sharon Williams
Its Manager

COMPANY SEAL

