

After Recording Return To:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: GWT-214255-PUR

Property Appraiser's Parcel I.D. Number:
R0736 97

eFiled and eRecorded
DATE: 11/08/2021
TIME: 12:26 PM
DEED BOOK: 4646
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PT61: 1102021009995
RECORDED BY: TS
CLERK: Sheila Butler
Paulding County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 29th day of October, 2021, between

Taylor Morrison of Georgia, LLC a Georgia limited liability company

of the County of Paulding, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Michael C Hilderbrand and Zachary Jon Bodkin
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 908 of the 3rd District, 3rd Section, Paulding County Georgia, being Lot 30, of Northridge Subdivision, as per plat recorded in Plat Book 71, Pages 155-156, in the Office of the Clerk of Superior Court of Paulding County, Georgia records, said plat is referred to for a more complete description.

Being Known as: 232 Northridge Drive, Dallas, GA 30132
Parcel No. R0736 97

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.