




Deed Doc: WD  
**Recorded 12/13/2021 12:26PM**  
Georgia Transfer Tax Paid : \$289.90  
Beverly Logan   
Clerk Superior Court, Athens-Clarke County, Ga.  
Bk **05307** Pg **0185-0186**  
Penalty:

Return Recorded Document to:  
Christopher C. Nichols  
455 Epps Bridge Parkway, Suite 103  
Athens, Georgia 30606  
File No. 21-0621E

**JOINT TENANCY WITH RIGHT OF SURVIVORSHIP  
LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF ATHENS-CLARKE**

This Indenture made this 3rd day of December, 2021 between **KG Lantern Walk Home Builders, LLC** as party or parties of the first part, hereinafter called Grantor, and **Alyx Bontrager, Heather Bontrager and Christopher Bontrager**, as 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee 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, all that tract or parcel of land as more particularly described as follows:

All that tract or parcel of land lying and being in the 1347 G.M.D., Athens-Clarke County, Georgia, designated as Lot 12F, Block F, and being more particularly described and delineated according to a plat and survey entitled Final Subdivision Plat of: Lantern Walk, recorded in Plat Book F, Pages 371H - 374E in the Office of the Clerk of Superior Court of Athens-Clarke County, Georgia, which plat is incorporated herein and made a part hereof by this reference.

This Deed is given subject to all easements and restrictions of record, if any.

**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