

When recorded return to:
MORRIS, MANNING, MARTIN, LLP
Attorneys at Law
990 Hammond Drive, Suite 300
Atlanta, Georgia 30328
File # 65055

BK: 15110 PG: 711
Filed and Recorded Oct-11-2013 12:31:31PM
DOC#: D2013-103976
Real Estate Transfer Tax Paid \$400.00
0332013026215

Rebecca Keaton

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

This Indenture made this 24th day of September, 2013, between **Piedmont Residential, LLC, a Georgia Limited Liability Company** as party or parties of the first part, hereinafter called Grantor, and **Michael Matthew Mueller and Melanie Mueller as joint tenants with right of survivorship and not as tenants in common** 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 00/100'S (\$10.00) Dollars 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 Grantee,

All that tract or parcel of land lying and being in Land Lot 238 of the 20th District, 2nd Section, Cobb County, Georgia, being Lot 15 of Hamilton Creek Subdivision, as per plat recorded in Plat Book 251, page 75, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by 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 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 claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Michael T. Cochran (SEAL)
Witness

Michael T. Cochran
Notary Public

Piedmont Residential, LLC
a Georgia Limited Liability Company

By: *Brooke McQuilken*
Brooke McQuilken
Authorized Representative

