

Deed Book 61604 Page 126  
Filed and Recorded 5/15/2020 10:12:00 AM  
2020-0190010  
Real Estate Transfer Tax \$345.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 1663542869  
0848497841

**Campbell & Brannon, LLC**  
5565 Glenridge Connector  
Suite 350  
Atlanta, GA 30342  
File No.: G201255NR  
(Phone No.: (770)396-8535)

Initial  
*Mk*

STATE OF GEORGIA  
COUNTY OF FULTON  
PARCEL ID NUMBER: 17 -0106-0034-036-1

Transfer Tax \$345.00

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on **14th day of May, 2020**, between

**Peggy Ann Ellis**

(hereinafter referred to as "Grantor") and

**Jessica M. Knutzon**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 106 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Condominium Unit No. 401 of Parc Vue Midtown Condominium, as more particularly described and delineated in the Declaration of Condominium for Parc Vue Midtown Condominium, recorded in Deed Book 39514, Page 490, et seq., Fulton County, Georgia records, as the same may be amended.

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 16, Page 348, Fulton County, Georgia records, as the same may be amended, and the floor plans recorded as Condominium Floor Plan Book 30, Pages 378-429, aforesaid records, as the same may be amended.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Peggy Ann Ellis

Notary Public  
My Commission Expires:  
[Attach Notary Seal]

