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CAMPBELL & BRANNON, L.L.C.  
2475 NORTHWINDS PARKWAY  
SUITE 150ALPHARETTA, GEORGIA 30009

DS Initial  
MLH SRH

**LIMITED WARRANTY DEED**  
STATE OF GEORGIA COUNTY OF FILE #: A12711D

THIS INDENTURE made this 24<sup>th</sup> day of April, 2012, between First Citizens Bank and Trust Company, Inc. of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Scott R. Hernalsteen and Maria L. Hernalsteen, AS JOINT TENANTS WITH RIGHT 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 633 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 7, Marshall's Pond Subdivision, as per plat recorded in Plat Book 287, Page 124-126 and revised plat recorded in Plat Book 339, Page 11, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 335 Marshalls Cove according to the present system of numbering property in Fulton County, Georgia.

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

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named 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 presence of:

First Citizens Bank and Trust Company, Inc.

[Signature]  
Witness

[Signature]  
Notary Public

[Signature] (SEAL)  
By: J. Reeves Skeen  
It's: VP Vice President (SEAL)  
(SEAL)

