

FILED & RECORDED
11/20/2020 9:52 AM
DEED BOOK 8651 PAGES 460 - 461
FILING FEES: \$25.00
PT61: 069-2020-009328 TRANSFER TAX: \$380.90
RECORDED BY: NB
CLERK: Charles Baker, C.S.C Hall County, GA

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

Order No.: CEN-201298-PUR

Property Appraiser's Parcel I.D. Number:
15048 001032

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 29th day of October, 2020, between

Century Communities of Georgia, LLC, a Colorado limited liability company

of the County of Arapahoe, State of Colorado, as party or parties of the first part, hereinafter called Grantor, and

George Smith

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 GMD 1419, Hall County, Georgia, being Lot 32, Block A, Trinity Falls, Phase 2, as per plat recorded in Plat Book 878, Pages 51-61, Hall County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

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.

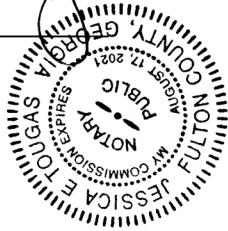
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: _____
[Notary Seal]



(SEAL)
Century Communities of Georgia, LLC
By: Century Communities, Inc.
Its Sole Member
By: Nikki Taylor, Authorized Signatory

