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Deed Book 52187 Pg 283
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2013-0034387
Real Estate Transfer Tax \$551.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this **22nd** day of **January**, in the year **2013**, between

NEIL J. HART, JR. and MOLLY C. HART ,

as party or parties of the first part, hereinafter called Grantor, and

**JAMES F. ANTHONY AND ANA M. ANTHONY ,
AS JOINT TENANTS WITH RIGHTS 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 DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1188 AND 1189 OF THE 2ND DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, BEING LOT 28, BLOCK B, SECTION ONE, FINAL SUBDIVISION PLAT FOR WINDWARD PROPERTIES, INC. BEING NEWPORT BAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 170, PAGES 26-27, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Subject to all easements, rights of way, and restrictive covenants of record.

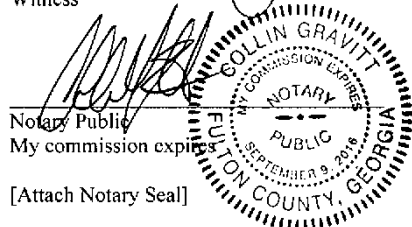
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

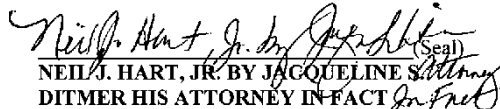
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

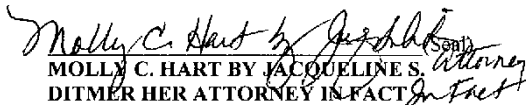
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:


Witness


Notary Public
My commission expires
[Attach Notary Seal]


NEIL J. HART, JR. BY JACQUELINE S. DITMER
DITMER HIS ATTORNEY IN FACT


MOLLY C. HART BY JACQUELINE S. DITMER
DITMER HER ATTORNEY IN FACT

(Seal)