

Record and Return to:
Weissman, Nowack, Curry & Wilco, P.C.
One Alliance Center, 3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: AW170-15-0413

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 14 day of August, 2015 by and between Ashton Atlanta Residential, LLC, of the County of Fulton, and the State of Georgia as party or parties of the first part, hereinafter called Grantor, and Jalal Hamad and Kristen Hamad, as JOINT TENANTS WITH RIGHTS 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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 herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

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

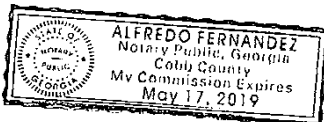
Signed, sealed and delivered
in the presence of:

Made Calbreath
Unofficial Witness

[Signature]
Notary Public
My commission expires: 5-17-19
(Notary Seal)

Ashton Atlanta Residential, LLC

By: [Signature]
Bruce Van Stee, Attorney-in-Fact, pursuant to authority granted
by Power of Attorney recorded in Deed Book 10799, Page 351,
Cherokee County, Georgia records.



CORPORATE SEAL

EXHIBIT "A"

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All that tract or parcel of land lying and being in the City of Milton in Land Lot 1096 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 4, of HERITAGE AT CRABAPPLE, as per Plat thereof recorded in Plat Book 367, Page 96, as revised in Plat Book 373, Page 18, Fulton County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; and being known as 143 Nakomis Place according to the present system of numbering property in the City of Milton, Fulton County, Georgia.