

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: A160345J
(Phone No.: (770)521-1180)

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 22nd day of April, 2016, between

Christopher Thomas Cain

(hereinafter referred to as "Grantor") and

Christopher Thomas Cain and Amy Guitteau Cain
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(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 of land or parcel of land lying and being in Land Lot 554, 2nd Section, Fulton County, Georgia and being 1.5104 acres and being more particularly described in that plat of survey made by Gilbert E. Quinones, ALS GA RLS #2810, dated 2/16/06 and recorded on 2/27/06 at Plat Book 292, Page 31 of Fulton County, Georgia Records, said survey, by reference is incorporated herein and made a part thereof; said parcel being known as 15040 Freemanville Road, Alpharetta, Georgia, 30004, according to the present system of numbering lots in Fulton County, Georgia.

Being a part of the parcel conveyed by Deed dated 10/20/2005 and recorded at Deed Book 41201, Page 395, Fulton County, Georgia Records.

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.

THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN SECURITY DEED FROM GRANTOR TO FIDELITY BANK MORTGAGE DBA FIDELITY BANK OF EVEN DATE HEREWITH IN THE ORIGINAL PRINCIPAL AMOUNT OF \$417,000.00.

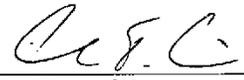
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, 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:


Unofficial Witness


Christopher Thomas Cain

Notary Public
My Commission Expires
[Attach Notary Seal]

