

1/2

**After Recording Return To:**

McMichael & Gray, P.C.  
5780 Windward Parkway, Suite 300  
Alpharetta, GA 30005

**Order No.:** GWT-234069-PUR

Property Appraiser's Parcel I.D. Number:  
22 -4981-1253-139-7

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FULTON**

THIS INDENTURE, made this 15th day of September, 2023, between

**Taylor Morrison of Georgia, LLC a Georgia limited liability company**

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

**Jeffrey William Griffin and Lynn Carli Griffin  
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 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 1253 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being Lot 57 of Manning on the Square Subdivision, as per plat recorded in Plat Book 459, Pages 8-13, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof for a more complete description.

Being known as: 225 Anglin Walk, Alpharetta, GA 30009  
Parcel Number: 22 -4981-1253-139-7

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.

2/2

**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:

*C. Foster*  
Undofficial Witness

*[Signature]*  
Notary Public

My Commission Expires: JUN 14 2025  
[Notary Seal]

Taylor Morrison of Georgia, LLC a Georgia limited liability  
company

By: *[Signature]* (Seal)  
Rick Carruthers, Vice President

