

Exhibit A

Deed Book 59474 Pg 582

**Record and Return to:**  
Weissman PC  
5909 Peachtree Dunwoody Road, Suite 100  
Atlanta, GA 30328

**File No.: MT175-18-0483-R**

## LIMITED WARRANTY DEED

**STATE OF GEORGIA  
COUNTY OF FULTON**

THIS INDENTURE, made this 27th day of November, 2018 by and between **Pulte Home Company, LLC**, as party or parties of the first part, hereinafter called Grantor, and **Jeffrey Goldberg and Pamela Goldberg**, 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, only to the 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.

Deed (Limited Warranty)

MT175-18-0483-R

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

Signed, sealed and delivered  
in the presence of:

*Leanne Ball*

Unofficial Witness

*Leanne Delle*

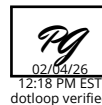
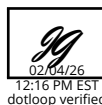
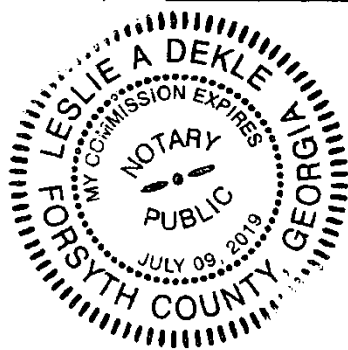
Notary Public

My Commission Expires: \_\_\_\_\_

Pulte Home Company, LLC

BY: *Amanda Johnston*

Amanda Johnston  
Authorized Signatory



**EXHIBIT "A"**

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All that tract or parcel of land lying and being in Land Lots 805, of the 1st District, 2nd Section, of the City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

Beginning at a point at the Northeastern end of the mitered right-of-way at the intersection of the Northern right-of-way of Kimball Bridge Road with the Eastern right-of-way of Northwings Parkway, and thence running North 81 degrees 57 minutes 51 seconds West a distance of 462.38 feet to a point on the Southeasterly corner of Unit 98 of Braeden, Phase II and the true POINT OF BEGINNING; from said point of beginning, thence running North 20 degrees 44 minutes 06 seconds East a distance of 22.00 feet; thence running South 69 degrees 15 minutes 54 seconds East a distance of 52.42 feet; thence running South 20 degrees 44 minutes 06 seconds West a distance of 0.46 feet; thence running North 69 degrees 15 minutes 54 seconds West a distance of 2.00 feet; thence running South 20 degrees 44 minutes 06 seconds West a distance of 21.08 feet; thence running South 69 degrees 15 minutes 54 seconds East a distance of 2.00 feet; thence running South 20 degrees 44 minutes 06 seconds West a distance of 0.46 feet; thence running North 69 degrees 15 minutes 54 seconds West a distance of 52.42 feet to the southwesterly corner of Unit 98, and the true POINT OF BEGINNING; as shown on plat of survey prepared by Travis Pruitt & Associates, Inc., dated October 31, 2018, which survey is incorporated herein by reference and made a part of this description.

Said property being Lot 98, of Braeden Subdivision, Phase II, as per Plat thereof recorded in Plat Book 410, Page 62, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Said property being known as 653 Hanlon Way, according to the present system of numbering property in the City of Alpharetta, Fulton County, Georgia; and being the same property conveyed in deed recorded in Deed Book 55789, Page 449, aforesaid records.

Deed (Limited Warranty)

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