

After recording return to:  
The Law Office of Michael Howe, L.L.C.  
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Atlanta, Georgia 30328  
(404) 252-2232 / (404) 252-2830  
File No. 13P-0157

STATE OF GEORGIA

COUNTY OF FULTON

**WARRANTY DEED**

THIS INDENTURE, made the 9<sup>th</sup> day of August, 2013, between Robin J. Hanson, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Robin J. Hanson and Jennifer Kaye Stanzione, 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 mutual Love and Affection and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 1184 of the 2nd District, 1st Section, Fulton County, Georgia, Being Lot 26, Lake Shore Subdivision, Phase III, Windward POD 49, as per plat recorded in Plat Book 206, Pages 85 through 87, Fulton County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 1115 Lake Shore Overlook according to the present system of numbering houses in Fulton County, Georgia.

Being the same property conveyed to Edgardo Hernandez and Jane Ann Hernandez, as joint tenants with the right of survivorship, by deed from Edgardo Hernandez, recorded 03/13/2006, in Book 42127, pages 32, public records of Fulton County, State of Georgia.

This conveyance is specifically made subject to that Security Deed from Robin J. Hanson to Wells Fargo Bank, N.A., dated May 23, 2013, filed May 31, 2013, recorded in Deed Book 52694, Page 557, Fulton County, Georgia Records, in the original principal amount of \$417,000.00; and that Home Equity Line of Credit Security Deed from Robin J. Hanson to Wells Fargo Bank, N.A., dated May 23, 2013, filed May 31, 2013, recorded in Deed Book 52694, Page 576, Fulton County, Georgia Records, in the original principal amount of \$224,750.00.

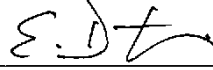
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

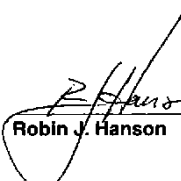
TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to, the only proper use, benefit and behoof of said Grantee, forever in FEE SIMPLE.

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

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:

  
Unofficial Witness

  
Robin J. Hanson (SEAL)

  
Notary Public

My Commission Expires:

[Notary Seal]

