



Deed Book 57584 Pg 166  
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 2017-0196104  
 Real Estate Transfer Tax \$373.00  
**Cathelene Robinson**  
 Clerk of Superior Court  
 Fulton County, Georgia

Record and Return to:  
 Mozley, Finlayson & Loggins LLP  
 555 North Point Center East  
 Suite 125  
 Alpharetta, GA 30022

HD17-010405A

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 25th day of May, 2017, by and between **Herbert Bradbury and Patricia Bradbury**, as party or parties of the first part, hereinafter called Grantor, and **Jennifer L. Sablowski**, 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 EXHIBIT "A" ATTACHED HEREIN AND MADE A PART HEREOF

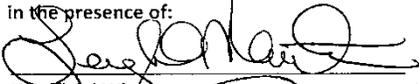
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

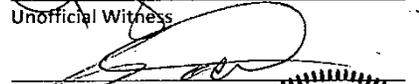
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever **IN FEE SIMPLE**.

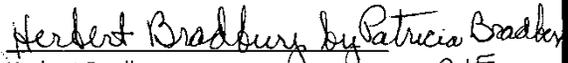
AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons by, through, or under Grantor herein.

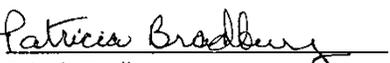
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered  
 in the presence of:

  
 Unofficial Witness

  
 Notary Public

  
 Herbert Bradbury AIF

  
 Patricia Bradbury

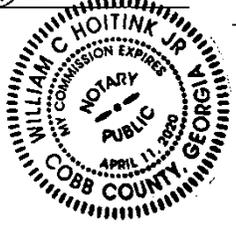


EXHIBIT A  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1238 and 1239 of the 2nd District, 1st Section of Fulton County, Georgia, being Lot 6, Block A, The Spinnakers Subdivision, as per plat recorded in Plat Book 148, page 37, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof