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Please return to: MCMANAMY MCLEOD HELLER, LLC
3520 PIÉDMONT ROAD, STE 110
ATLANTA, GA 30305
File # 15-01-5603

Deed Book 55463 Pg 624
Filed and Recorded Oct-09-2015 08:30am
2015-0283878
Real Estate Transfer Tax \$750.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this **29th day of September, 2015** between

JOHN P. FULCHER and SONYA L. FULCHER

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

CHARLES DANIEL CROSBY and KATRINA BODIL CROSBY

as Joint Tenants With Right 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 DOLLARS and other good and valuable consideration (\$10.00) 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 596 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA RECORDS, BEING LOT 238, WHITE COLUMNS SUBDIVISION, UNIT 2B, AS PER PLAT RECORDED AT PLAT BOOK 219, PAGES 42-47, FULTON COUNTY RECORDS, WHICH PLAT IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

MAP #22-4090-0596-037-9

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 passing by or through Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

[Handwritten signature]

Notary Public
My commission expires

[Handwritten signature] [SEAL]
JOHN P. FULCHER
[Handwritten signature] by *[Handwritten signature]*
SONYA L. FULCHER [SEAL] AIT
by John P. Fulcher, Attorney in Fact

