

Campbell & Brannon, LLC
1000 Johnson Ferry Rd
Building 400, Suite 404
Marietta, GA 30068
File No.: TC161720J
(Phone No.: (770)321-0222)

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

Initial


THIS INDENTURE, made on 7th day of November, 2016, between

Rita Jeanne Hopper and John Douglas Hopper

(hereinafter referred to as "Grantor") and

Mario Vasquez

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 48, 14th District, Fulton County, Georgia, being Tract 2, as shown on plat of survey for Plumcreek Properties, LLC, recorded in Plat Book 358, Page 134, Fulton County, Georgia Records, said plat being incorporated herein and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[Signatures to Follow on the Next Page]