

Please return to: CAMPBELL & BRANNON, L.L.C. ("CB")
990 HAMMOND DRIVE, SUITE 800
ONE LAKESIDE COMMONS ATLANTA, GEORGIA 30328
File # TPS33186
Phone (770) 396-8535
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Deed Book 52500 Pg 631
Filed and Recorded Apr-12-2013 08:30am
2013-0104350
Real Estate Transfer Tax \$862.50
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this **5th** day of **April**, in the year **2013**, between

NANCY GORDY SIMMS ,

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

**MARTIN M. POLLOCK and BARBARA M. POLLOCK ,
AS JOINT TENANTS WITH RIGHTS 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION.

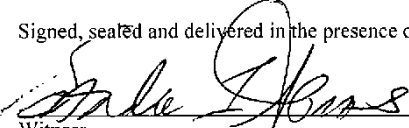
Subject to all easements, rights of way, and restrictive covenants of record.

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 of all persons whomsoever.

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

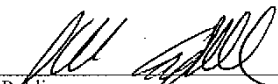
Signed, sealed and delivered in the presence of:



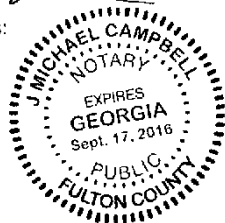
Witness



NANCY GORDY SIMMS (Seal)



Notary Public
My Commission Expires:
[Attach Notary Seal]



(Seal)

(Seal)

(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 112 OF
THE 17TH DISTRICT, FULTON COUNTY, GEORGIA RECORDS AND BEING

UNITS 20-G and 20-H of Park Place on Peachtree, a Condominium, as such was formed and constituted by Declaration for Park Place on Peachtree, A Condominium, dated December 5, 1986, recorded in Deed Book 10477, Page 154, et seq., Fulton County, Georgia records, as amended by First Amendment to Declaration for Park Place on Peachtree, a Condominium, dated July 6, 1987, recorded in Deed Book 10936, Page 316, et seq., aforesaid records, Second Amendment to Declaration for Park Place on Peachtree, a Condominium, dated January 4, 1988, recorded in Deed Book 11275, Page 232, et seq., aforesaid records and Third Amendment to Declaration for Park Place on Peachtree, A Condominium, dated March 10, 1988, recorded in Deed Book 11378, Page 041, et seq., aforesaid records (collectively, the "Declaration"), Plans for Park Place on Peachtree, a Condominium, dated December 10, 1986; recorded in Cabinet 2, Folder 267, aforesaid records, as amended by First Amendment to Plans for Park Place on Peachtree, A Condominium, dated June 29, 1987, recorded in Cabinet 2, Folder 272, aforesaid records, Second Amendment to Plans for Park Place on Peachtree, A Condominium, dated December 30, 1987, recorded in Cabinet 2, Folder 267, aforesaid records, and Third Amendment to Plans for Park Place on Peachtree, a Condominium, dated March 10, 1988, recorded in Cabinet 2, Folder 267, aforesaid records (collectively, the "Plans"). Plat for Park Place on Peachtree, a Condominium, dated December 10, 1986, recorded in Condominium Plat Book 9, Page 37, aforesaid records (hereinafter, the "Plat"), together with its appurtenant interest in the Common Elements (including Limited Common Elements) as set out in the aforesaid Declaration, Plat and Plans.