

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: CA202875J
(Phone No.: (770)521-1180)

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 16th day of October, 2020, between

Brock Aaron Darby and Tricia Darby

(hereinafter referred to as "Grantor") and

**Brock Aaron Darby and Tricia Darby and Linda Sanders
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(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,

See Exhibit A attached hereto and made a part hereof.

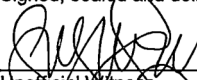
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. **THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN SECURITY DEED FROM GRANTOR TO CAPITAL CITY HOME LOANS, LLC OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF \$248,000.00.**

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

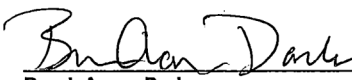
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee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

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

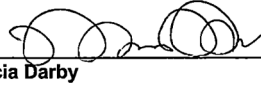


Unofficial Witness



Brock Aaron Darby

Notary Public
My Commission Expires: _____
[Attach Notary Seal]



Tricia Darby



EXHIBIT "A"

✓ All that tract or parcel of land lying and being in Land Lot 349 of the 7th District of Gwinnett County, Georgia, and being Lot 72, Block A, Barrington Estates Subdivision, Unit 3, as per plat thereof recorded at Plat Book 123, Pages 219-222, Gwinnett County, Georgia Records, which plat is by reference incorporated and made a part hereof.

TAX ID# R7349 212