

Return:

**Campbell & Brannon, LLC**  
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File No.: C180641B  
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STATE OF GEORGIA  
COUNTY OF COBB

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on **16th day of May, 2018**, between

**Timothy Avanda Carter and Sharon Louise Carter**

(hereinafter referred to as "Grantor") and

**Robert S. Van Dillen and Allison Van Dillen**  
**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,

All that tract or parcel of land lying and being in Land Lots 47 and 48 of the 1st District, 2nd Section, Cobb County, Georgia, being Lot 6, Devereux Cove, as per plat of survey recorded in Plat Book 179, Page 12, Cobb County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

Subject to easements and restrictions of record, if any.

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").