

Deed Book 59794 Page 553
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2019-0133030
Real Estate Transfer Tax \$237.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
0848497841

Campbell & Brannon, LLC
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G190389DS
(Phone No.: (770)396-8535)

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 17 -0106-0031-133-9

LIMITED WARRANTY DEED

THIS INDENTURE, made on **13th day of March, 2019**, between

Richard J. Passantino and Erika D. Passantino

(hereinafter referred to as "Grantor") and

Madalyn L. Burke

(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 106 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Condominium Unit No. 3226 of Tuscany, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Tuscany, a Condominium, recorded in Deed Book 28776, Page 192, et seq., Fulton County, Georgia records, as the same may be amended.

This conveyance is made subject to the Declaration and all matters referenced therein, and all matters shown on the plat recorded in Condominium Plat Book 13, Page 31-32, Fulton County, Georgia records, as the same may be amended, and the floor plans recorded in Condominium Floor Plan Book 3, Pages 253-330, aforesaid records, as the same may be amended.

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").

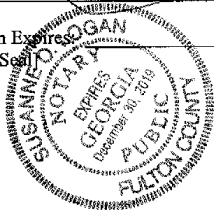
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming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

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

Notary Public
My Commission Expires _____
[Attach Notary Seal]



Richard J. Passantino

Erika D. Passantino