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Deed Book 16177 Pg 4430
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Return Recorded Document to:
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Conner Taylor
Clerk of Superior Court Cobb Cty. Ga.

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF FULTON

FILE #: 23-1412J

THIS INDENTURE made this 14th day of **December, 2023**, between **MERITAGE HOMES OF GEORGIA, INC.** of the County of **FULTON** and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **ELAINEY MONIQUE JONES** 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 AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

ALL THAT TRACT or parcel of land lying and being in Land Lot 175 and 176 of the 18th District, 2nd Section of Cobb County, Georgia, City of Smyrna, and being more particularly described as Lot 4 of Brooks at Riverview Landing, as more fully described upon the Final Plat of Survey for Brooks at Riverview Landing, as recorded on August 18, 2023 in Plat Book 282, Page 64, Cobb County, Georgia records as revised to show the "as-built" lot and recorded on _____ in Plat Book _____, Pages ___ of the Cobb County, Georgia records, which plat by reference thereto is incorporated herein for a more complete and accurate description of the property.

The property contained and referenced in this Deed is located in close proximity to a heavy industrial area which, may at times, produce loud noises, noxious odors, and sounds. Grantee acknowledges and accepts that the heavy Industrial land uses, including their necessary ancillary activities, are recognized and acceptable condition over which neither Grantor, its predecessors in title, nor the subdivision's homeowner's association have any control.

PARCEL ID: ACREAGE PARCEL 18017500060

This Deed is given subject to all easements and restrictions of record.

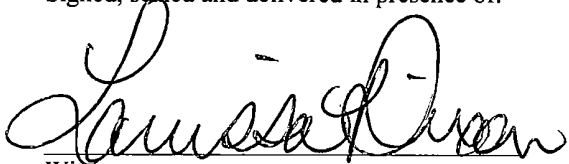
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

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 by, through and under the above named grantor.


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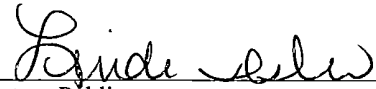
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:


Witness

MERITAGE HOMES OF GEORGIA, INC.

By:  (SEAL)
Jonathan White, Division President


Notary Public

