

Record and Return to:
Morris|Hardwick|Schneider, LLC
2987 Clairmont Road NE, Suite 230
Atlanta, GA 30329
File No. APR-140200045S

WARRANTY DEED

State of Georgia
County of Fulton

THIS INDENTURE, made this 19th day of May, 2014
between **Philip J. Buzzetta**, of the County of Fulton, State of Georgia, as party or parties of the first part,
hereinafter called Grantor, and,
Michael E. OBrien and Suzanne B. OBrien, as joint tenants with rights
of survivorship

as party or parties of the second part, and 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 00/100 (\$10.00) DOLLARS 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,

See Exhibit "A" attached hereto and made a part hereof by reference.

SUBJECT to restrictive covenants and general utility easements 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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature]
Unofficial Witness

[Signature] (SEAL)
Philip J. Buzzetta

[Signature]
Notary Public
My Commission Expires: 10/28/2014
Notary Public Seal



Exhibit "A" Legal Description
APR-140200045S/Buzzetta

All that tract or parcel of land lying and being in Land Lot 835 of the 2nd District, 2nd Section of Fulton County, Georgia, as shown on plat of survey prepared for Patricia J. Hammill by John H. Hall, Georgia Registered Land Surveyor No. 2277, dated July 22, 1989, and being more particularly described as follows:

To find the True Point of Beginning, begin at an iron pin at the common corner of Land Lots 834, 835, 893 and 894, run thence Westerly along the Southerly line of Land Lot 835, a distance of 450.0 feet to an iron pin found and the True Point of Beginning; running thence North 90 degrees 00 minutes 00 seconds West along the South side line of Land Lot 835, a distance of 302.23 feet to an iron pin found; thence North 24 degrees 55 minutes 57 seconds East a distance of 230.73 feet to an iron pin found; thence North 60 degrees 51 minutes 13 seconds East a distance of 159.58 feet to an iron pin found; thence South 76 degrees 55 minutes 10 seconds East a distance of 21.99 feet to an iron pin found; thence along an arc of a curve to the left a distance of 29.46 feet; said arc having a curve bearing South 26 degrees 25 minutes 45 seconds West a chord distance of 29.09 feet, and a radius 53.86 feet; thence South 10 degrees 45 minutes 34 seconds West a distance of 51.70 feet to an iron pin found; thence South 65 degrees 43 minutes 08 seconds East a distance of 73.26 feet to an iron pin found; thence South 00 degrees 00 minutes 00 seconds East a distance of 175 feet to an iron pin found and the True Point of Beginning, said tract of land containing approximately 1.33 acres according to the aforesaid survey, and being subject to a 10-foot wide easement more fully delineated on the aforesaid survey, and being known as Pine Cone Lane.

LESS AND EXCEPT those ingress/egress water use easement rights contained within that Easement recorded in Deed Book 11224, Page 413, Fulton County, Georgia records.

TOGETHER WITH AND SUBJECT TO that certain Joint Driveway Agreement dated March 28, 2007, filed and recorded in Deed Book 44878, Page 11, aforesaid records.