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**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF FULTON

This Indenture made this 6th day of May, 2014, between GREGG N. MCPHEE and ELIZABETH A. MCPHEE, of the County of Fulton, State of Georgia, as parties of the first part, hereinafter called Grantors, and ROBERT M. MUNDY and RACHAEL H. MUNDY, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 124 of the 1st District, 1st Section, Fulton County, Georgia, being Lots 34 and 35, Park Forest Subdivision, as per plat recorded in Plat Book 165, Page 80, Fulton County, Georgia records.

Less and Except

All that tract or parcel of land lying and being in Land Lot 124 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 35, Park Forest Subdivision, as per plat recorded in Plat Book 165, Page 80, as referenced in Warranty Deed recorded November 30, 2004 in Book 38927, Page 283.

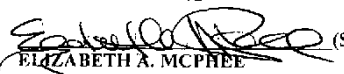
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantors 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 Grantors have hereunto set grantors' hands and seals this day and year first above written.


GREGG N. MCPHEE (Seal)


ELIZABETH A. MCPHEE (Seal)

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

