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**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHEROKEE

FILE #: 16-10766

THIS INDENTURE made this **18th day of July, 2016**, between **Read S. Blumberg and Beth O. Blumberg** of the County of **Cherokee**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Collin E. Harwell and Abbey L. Harwell as joint tenants with survivorship and not as tenants in common** 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 508 of the 2nd District, 2nd Section, Cherokee County, Georgia, being Lot 80, Northbrooke, Unit I, as per plat recorded in Plat Book 80, Pages 101-102, Cherokee County Records, said plat being incorporated herein by reference thereto.

Subject to all easements and restrictions of record, if any.

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.

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

Notary Public

Read S. Blumberg (SEAL)
Beth O. Blumberg (SEAL)



Initial Initial
alt C f