

Deed Book 56624 Pg 542
 Filed and Recorded Sep-13-2016 09:23am
 2016-0280909
 Real Estate Transfer Tax \$0.00
Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

Initial

BRI

Return Recorded Document to:
 McCalla Raymer, LLC
 6676 Broad Street
 Douglasville, GA 30134

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 11th day of August, 2016, between **Brandon R. Ippolito aka Brandon Reed Ippolito and Sara Ann Ippolito** of the County of Fulton, and State of Georgia, as party of the first part, hereinafter called Grantor, and **Brandon Reed Ippolito** of the County of Fulton, and State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" 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 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,

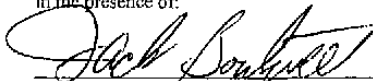
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOT 1164 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 72, OF EDENWILDE SUBDIVISION, PHASE 11C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 194, PAGE 120, FULTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

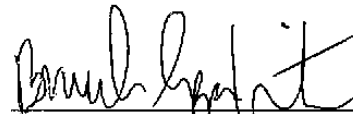
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

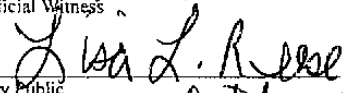
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

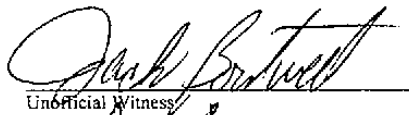
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

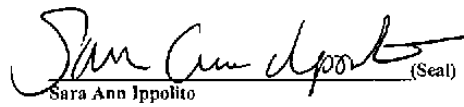
Signed this 11th day of August, 2016
 in the presence of:

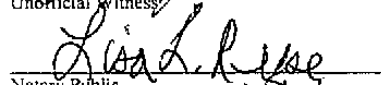

 Unofficial Witness

 (Seal)
 Brandon R. Ippolito aka Brandon Reed Ippolito


 Notary Public
 My Commission expires: October 15th, 2019
 (Notary Seal)


Unofficial Witness


Sara Ann Ippolito (Seal)


Notary Public
My Commission expires: October 15th, 2019
(Notary Seal)