

Deed Book 15776 Pg 886
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2020-0094389
Real Estate Transfer Tax \$412.00
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Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Record and Return to:
Lueder, Larkin & Hunter, LLC
143 Lee Byrd Road
Loganville, GA 30052
File No.: GA-LG-20-0576-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB
APN/Parcel ID: 17-08-09-0-083-0

THIS INDENTURE, made this July day of 24th, 2020, between

Weekley Homes, LLC

as party or parties of the first part, hereinafter called Grantor, and

Nicholas Joseph Caloroso

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).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 809 of the 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia and being known and designated as Lot 19 of Woodbury Townhomes Subdivision on that certain plat of survey for Woodbury Townhomes, recorded in Plat Book 278, Pages 415-417, as revised in Plat Book 278, pages 787-789, Cobb County, Georgia records and incorporated by reference.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 against the claims of all persons owning, holding, or claiming by, through and under the said 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 the presence of:

GRANTOR:

Weekley Homes, LLC

By: Heather Orzechowski (SEAL)
Heather Orzechowski, Division Coordinator

Unofficial Witness

Notary Public
My Commission Expires: 8/31/2021
[Notary Seal]

Brandon Wilt
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires 08/31/2021