

2013189340 DEED BOOK 24153 Pg 413

Return Recorded Document to:  
SMITH, RONICK & CORBIN, L.L.C.  
750 HAMMOND DRIVE  
BUILDING ELEVEN  
ATLANTA, GEORGIA 30328

Real Estate Transfer Tax \$408.70

Filed and Recorded:  
12/2/2013 10:10:54 AM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

**JOINT TENANCY WITH RIGHT OF SURVIVORSHIP  
LIMITED WARRANTY DEED**

DS  
SKS

DS  
LF

STATE OF GEORGIA  
COUNTY OF FULTON

FILE #: N376550

THIS INDENTURE made this 21st day of November, 2013, between ASHTON ATLANTA RESIDENTIAL, L.L.C. of the County of and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and LISA J. FIELDS and SHERRI K. SISK as joint tenants with right of survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantees (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 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 301, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 26, THE RESERVE AT BROOKLEIGH, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 227, PAGES 38-42, DEKALB COUNTY, GEORGIA, RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.**

This deed is made subject to the powers contained in that certain Limited Power of Attorney from Ashton Atlanta Residential, LLC to BRUCE VAN STEE, recorded in DEKALB County, Georgia Records.

This Deed is given subject to all easements and restrictions of record.

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 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, forever in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

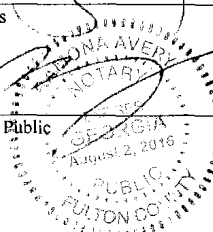
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID 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 claiming through the Grantor hereunder.

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:

ASHTON ATLANTA RESIDENTIAL, L.L.C.

Witness \_\_\_\_\_  
Notary Public \_\_\_\_\_  


BY:  (SEAL)  
Title: BRUCE VAN STEE, ATTORNEY IN FACT

BY: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_