

Deed Book 55814 Pg 194
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Real Estate Transfer Tax \$443.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

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LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

FILE #: 16-1002

THIS INDENTURE made this 29th day of January, 2016, between **Jonathan M. Sapp**, of the County of Fulton and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Brian Goshen and Verna Goshen, as joint tenants with right of survivorship**, 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 47 of the 17th District of Fulton County, Georgia and being Lot 28, of Overlook at Lenox Subdivision, as per plat recorded in Plat Book 330 pages 17-20, Fulton County Georgia records, which plat is incorporated herein and made a part hereof by reference.

THIS CONVEYANCE is made subject to all zoning ordinances, 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 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 this 29th day of January 2016
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public (My commission expires)

[Signature] (SEAL)
Jonathan M. Sapp

____ (SEAL)

____ (SEAL)

____ (SEAL)

DALE J JACKSON
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 18, 2016