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Real Estate Transfer Tax $410.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

FLORENCE, ROBINSON & BENNETT, LLP
5555 GLENRIDGE CONNECTOR, SUITE 485-A
ATLANTA, GA 30342
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File Number: 03-456-F

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this **13th** day of **May,** in the year **Two Thousand Three**, between **HJH MILTON, LLC,** of the County of FULTON, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **GABRIELLE DWYER**, 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 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 810 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 103, PALISADES AT MILTON PARK, UNIT ONE, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK 221, PAGE 6, FULTON COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE; BEING PROPERTY KNOWN AS 2020 ARMINDA COURT, ALPHARETTA, GEORGIA.

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

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 hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

LINDA R WHITAKER NOTARY PUBLIC FULTON COUNTY GEORGIA My Commission Expires

HJH MILTON, LLC **(Seal)**

(Seal)