



Record and Return to:
GRACE CHUN & ASSOCIATES, LLC
2100 POWERS FERRY ROAD
SUITE 105
ATLANTA, GEORGIA 30339
FILE #: GC-18-0578

Deed Book 59587 Pg 143
Filed and Recorded Jan-02-2019 08:13
2019-0002262
Real Estate Transfer Tax \$650.60
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

DS
PSB

DS
JMM

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF COBB**

THIS INDENTURE, made this 22nd day of December, 2018, by and between **JWN SP ROSWELL, LLC**, as party or parties of the first part, hereinafter called Grantor, and **PHILIP SCOTT BUZZANCA and JEREMY WILLIAM MOORE**, 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) as Joint Tenants with Rights of Survivorship and not as Tenants in Common.

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 425 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING , ROSWELL COURT, A CONDOMINIUM SUBDIVISION, UNIT 8B, AS PER PLAT RECORDED IN PLAT BOOK 406, PAGE 6, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 145 NORCROSS STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN FULTON COUNTY GEORGIA. PARCEL ID NUMBER: 12-2001-0425-152-6. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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 warranty and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons by, through, or under Grantor herein.

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

Signed, sealed and delivered
in the presence of:

Shelly Cole
Unofficial Witness

**JWN SP ROSWELL, LLC
BY CHATTAHOOCHEE ENTERPRISES, LLC, ITS MANAGER**

BY: *F. David Durham*
F. David Durham, Chief Executive Officer

[Signature]
Notary Public

