

BK 9493 PG 663 - 664

Return to:
NEEL, ROBINSON & STAFFORD, LLC
300 COLONIAL CENTER PARKWAY, SUITE 240
ROSWELL, GA 30076
File No.: 2047196A
Parcel No. C13-156

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

INDENTURE, made on 24th day of July, 2020, between

Lisa Disney

(hereinafter referred to as "Grantor") and

**Brandon Blondun and Kathryn Morris
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 1107 of the 3rd District, 1st Section, Forsyth County, Georgia, being Lot 127, Adair Park Subdivision, Phase IV, as per plat recorded in Plat Book 49, Pages 3-6, Forsyth County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1710 Fairburn Drive according to the present system of numbering property in Forsyth County, Georgia.

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

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.