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McMichael & Gray, PC  
2055 North Brown Road, Ste 250  
Lawrenceville, GA 30043

Order No.: GWT-192703-PUR

Property Appraiser's Parcel I.D. Number:  
18-275-05-027

2019116193 DEED BOOK 27714 Pg 492  
Filed and Recorded:  
8/7/2019 3:03:59 PM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia  
Real Estate Transfer Tax \$515.50

DS  
BAB  
DS  
BCB

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 31st day of July, 2019, between

Ashley Manson Marratt and John Nicholas Marratt

of the County of DeKalb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Brian A. Bratton and Brooke E. Como  
as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 275, 18th District, DeKalb County, Georgia, being Lot 5, revised at Plat of Oak Grove Subdivision, per plat recorded in Plat Book 14, Page 36, DeKalb County Records, to which said plat reference is made for a more particular delineation of a metes, bounds and courses description.

Map Reference ID - 18 275 05 027  
3096 Hillview Ave NE Brookhaven, GA 30319

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

Renny Niels  
Unofficial Witness

Ashley Manson Marratt  
Ashley Manson Marratt

John Nicholas Marratt  
John Nicholas Marratt

Notary Public  
My Commission Expires: 8/22/2021

