

Fowler Law, LLC
1825 Lockeway Dr., Ste 202
Alpharetta, GA 30004
P# 22-4140-0989-09.7

Deed Book 59412 Pg 238
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Real Estate Transfer Tax \$1,599.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Fulton

FILE #: 18080085

This Indenture made this 25th day of October, 2018 between Dianne Elizabeth Caso, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and D'Lana M. Nixon, as parties of the second part, hereinafter called Grantee.

WITNESSETH 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 receipts 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 989 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING LOT 8, CRABAPPLE ESTATES, AS PER PLAT RECORDED IN PLAT BOOK 279, PAGES 90-91, RECORDS OF FULTON COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained 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 claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Imida H. Berry
Witness

Dianne Caso
Dianne Elizabeth Caso f.k.a. Dianne Smoltz

[Signature]
Notary Public
My commission expires:

