
  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

  
RETURN TO:  
NEEL, ROBINSON & STAFFORD, LLC  
5555 GLENRIDGE CONNECTOR  
SUITE 400  
ATLANTA, GA 30342

Return to:  
NEEL, ROBINSON & STAFFORD, LLC  
3005 BRECKINRIDGE BOULEVARD, SUITE 200  
DULUTH, GA 30096

File No.: 1835030G

STATE OF Georgia  
COUNTY OF Gwinnet

### LIMITED WARRANTY DEED

INDENTURE, made on 22nd day of January, 2018, between

**Paran Homes, LLC**

(hereinafter referred to as "Grantor") and

**Edward Butler and Rebecca Butler, as joint tenants with rights of survivorship  
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 Lots 803 and 826 of the 19th District, 2nd Section, Cobb County, Georgia, being Lot 11, Silver Springs II Subdivision, as per plat recorded in Plat Book 274, Pages 834-840, and revised plat recorded in Plat Book 275, Pages 667-674, Cobb County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 4537 SILVER SPRINGS BLVD. according to the present system of numbering property in Cobb County, Georgia. Parcel ID Number: 19-0826-0-071-0. Subject to any Easements or Restrictions of Record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal.

Signed, sealed and delivered in the presence of:

M. Burnett  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: 2/28/21

[Notary Seal]

Paran Homes, LLC

BY: [Signature]  
Anne Delorenzo  
Administrative Vice President/Authorized  
Officer

(SEAL)

