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Campbell & Brannon, LLC  
1325 Satellite Blvd. NW  
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Suwanee, GA 30024  
File No.: D210074D  
(Phone No.: (770)771-5725)

RECORDED 02/12/2021 1:18 PM Recpt:002760  
WARRANTY DEED  
DEED BOOK 2453 PAGES 52 - 52  
FILING FEES: \$25.00 TRANSFER TAX: \$0.00  
PT61: 007-2021-000532  
Janie J. Jones, Superior Court Clerk, Barrow County, GA

STATE OF GEORGIA  
COUNTY OF GWINNETT  
PARCEL ID NUMBER: AU03A 060

LIMITED WARRANTY DEED

FILED  
SUPERIOR COURT  
BARROW COUNTY, GA  
2021 FEB 12 PM 1:18  
JANIE J. JONES, CLERK

THIS INDENTURE, made on 8th day of February, 2021, between

Matthew Nelson and Bruce Nelson

(hereinafter referred to as "Grantor") and

Matthew Nelson, Bruce Nelson and Olivia Rose Boleman  
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 G.M.D. 1740, Barrow County, Georgia, being Lot 4, Chauncey Creek Subdivision, Unit One, as per plat recorded in Plat Book 29, Page 26, Barrow County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

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


THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN SECURITY DEED FROM GRANTOR TO CALIBER HOME LOANS, INC. OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF \$225,834.00.


Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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


IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Matthew Nelson

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
[Attach Notary Seal]

  
\_\_\_\_\_  
Bruce Nelson



Limited Warranty Deed