

DOC# 005413
FILED IN OFFICE
3/16/2020 03:20 PM
BK:5012 PG:305-305
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

WHEN RECORDED RETURN TO:
Huddleston Law Group, LLC
125 Flat Creek Trail, Suite 250
Fayetteville, GA 30214
File # 20-026

Cindy G. Brown

REAL ESTATE TRANSFER
TAX PAID: \$139.00
WARRANTY DEED
PT-61 038-2020-001445

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, Made the 12TH day of MARCH, in the year Two Thousand Twenty (2020), between TANNER N. THOMAS of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHARLES JONATHAN PROPST and KELSEY BONNER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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 said Grantee,

All that tract or parcel of land lying and being in Land Lot 75 of the 5th District of Coweta County, Georgia, being Unit 23, Phase X of The Landings at Calumet, A Condominium, according to the Declaration of Condominium, filed for record in official Condominium Plat Book 1, Pages 1-12, inclusive and all valid amendments thereto, of the public records of Coweta County, Georgia, together with an undivided interest in the common elements as set forth in the exhibit to the said Declaration of Condominium as recorded, exemplified, referred to and set forth in said Declaration of Condominium and exhibits thereto. Said property being known as 330 Brentwood Drive according to the present system of numbering property in Coweta County, Georgia.

Parcel # N57A 263

This conveyance is made subject to all easements, covenants and restrictions of record.

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 whomsoever.

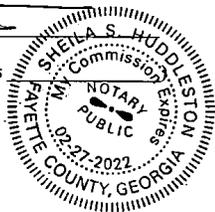
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered this 12TH day of MARCH, 2020 in the presence of:

Kelly Hedden
WITNESS

Tanner N. Thomas
TANNER N. THOMAS

Sheila S. Huddleston
NOTARY PUBLIC
(My Commission Expires



1/25
[Signature]