

Deed Book 59814 Page 125
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2019-0136562
Real Estate Transfer Tax \$210.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
0848497841

Campbell & Brannon, LLC
1000 Johnson Ferry Rd
Building 400, Suite 404
Marietta, GA 30068
File No.: C190317C
(Phone No.: (770)321-0222)

Parcel ID: 12-1360-0036-066-6

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on this **20th day of March, 2019**, between

Keystone Commercial Group, LLC

as party or parties of the first part, hereinafter called "Grantor", and

Amitabh Sharma and Meenu Sharma
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

as party or parties of the second part, hereinafter called "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 consideration (\$10.00), 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 36 and 37 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia, being Unit 2250 of Building 200, Wildwood Office Park, a Condominium and being more particularly described and delineated in that Declaration of Condominium for Wildwood Office Park, a Condominium, recorded in Deed Book 45102, page 573, as amended in Deed Book 48414, page 179, Fulton County, Georgia records, and as may be further amended.

This conveyance is made subject to the Declaration and all matters referenced therein and all matters shown on the plat recorded at Plat Book 346, pages 96-100, Fulton County, Georgia records, and as may be further amended and Condo Plat Book 17, pages 409-412, Fulton County, Georgia records.

Subject to all easements, rights of way, and restrictive covenants of record.

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, 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 hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Chonty Phillips
Witness
[Signature]
Notary Public
My Commission Expires
[Attach Notary Seal]



Keystone Commercial Group, LLC

BY: [Signature]
John M. Hintz
President

