

Please return to: O'Kelly & Sorohan, LLC  
2170 Satellite Blvd.  
Suite 375 Duluth, GA 30097  
File # 1661FRSD

REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

STATE OF GEORGIA  
COUNTY OF Gwinnett

**WARRANTY DEED**

THIS INDENTURE made this 19th day of June, 2013, between

**DAVID WAYNE PATTERSON and DAWN ELAINE PATTERSON,**

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

**JEFFREY DANIEL HOLT and MICHELLE YVONNE HOLT,**

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 their respective heirs, successors and assigns 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 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 393 of the 16th District, 2nd Section, Cobb County, Georgia, being Lot 801, Hedgerow Subdivision, Unit II-A, as per plat recorded at Plat Book 82, page 61, Cobb County, Georgia records, and being known as 4065 Bittersweet Drive, Roswell, Georgia 30075, according to the present system of numbering houses.

**\*\*N.E.**

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 whomsoever.

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:

Witness

DAVID WAYNE PATTERSON (Seal)

DAWN ELAINE PATTERSON (Seal)  
BY DAVID WAYNE PATTERSON  
her attorney-in-fact *As her Attorney-in-fact*

Notary Public  
My commission expires

[Attach Notary Seal]

