BK7736PG348

FILED
HALL CO., GA.
16 JUL 19 PM 12:54
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY JN

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 10.00
Date 7-19-16
Charles Baker
Superior Court Clerk
By JN

PT61 069-2016-004896

014923

Return Recorded Document to:
SHAFRITZ & DEAN, LLC
5825 GLENRIDGE DRIVE,
BLDG 2, STE 102
ATLANTA, GA 30328
(404) 255-8183

JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Fulton

File #: 16-1082

This Indenture made this 1st day of **July, 2016** between **TAX SALE SOLUTIONS, LLC**, as party or parties of the first part, hereinafter called Grantor, and **SANTOS G. CALDERON and ANA ROSA ZAVALA TURCIOS**, as joint tenants with rights of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits)

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property

See Attached Exhibit "A"

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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common

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 hereunto set grantor's hand and seal this day and year first above written

Signed, sealed and delivered in the presence of

TAX SALE SOLUTIONS, LLC

Witness MARIA PONCE

(Seal)
COURTNEY GORE SMITH, MEMBER

Notary Public DOUGLAS H DEAN

DOUGLAS H DEAN NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 11, 2019

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HALL COUNTY, GEORGIA, BEING LOT NO. 45, S. C. MOON SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGES 89-90, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 1642 MARCH DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HALL COUNTY, GEORGIA. Parcel I.D.15032E006036

BEING THE SAME PROPERTY AS THAT CONVEYED BY QUIT-CLAIM DEED DATED DECEMBER 10, 2015, FROM VINCENT FRED STRINGER, AS ADMINISTRATOR OF THE CHARLIA STRINGER ESTATE, TO TAX SALE SOLUTIONS, LLC, AS RECORDED DECEMBER 10, 2015, AT DEED BOOK 7625, PAGE 243, HALL COUNTY, GEORGIA RECORDS.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HALL COUNTY, GEORGIA, BEING LOT NO. 46, S. C. MOON SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGES 89-90, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 1644 MARCH DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HALL COUNTY, GEORGIA. Parcel I.D. 15032E006035

BEING THE SAME PROPERTY AS THAT CONVEYED BY QUIT-CLAIM DEED DATED DECEMBER 1, 2015, FROM VINCENT FRED STRINGER, AS ADMINISTRATOR OF THE CHARLIA STRINGER ESTATE, TO TAX SALE SOLUTIONS, LLC, AS RECORDED DECEMBER 3, 2015, AT DEED BOOK 7621, PAGE 641, HALL COUNTY, GEORGIA RECORDS.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HALL COUNTY, GEORGIA, BEING LOT NO. 47, S. C. MOON SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGES 89-90, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 1646 MARCH DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HALL COUNTY, GEORGIA. Parcel I.D.15032E006034

BEING THE SAME PROPERTY AS THAT CONVEYED BY QUIT-CLAIM DEED DATED DECEMBER 1, 2015, FROM VINCENT FRED STRINGER, AS ADMINISTRATOR OF THE CHARLIA STRINGER ESTATE, TO TAX SALE SOLUTIONS, LLC, AS RECORDED DECEMBER 3, 2015, AT DEED BOOK 7621, PAGE 639, HALL COUNTY, GEORGIA RECORDS