

DCW

JFWJ

PT61 # 1122019001110

Deed

Doc: WD

Recorded 06/27/2019 11:45AM

Georgia Transfer Tax Paid : \$0.00

JENNIFER JORDAN

Clerk Superior Court, PICKENS County, Ga.

Bk **01184**Pg **0043****Return Recorded Document to:**HARTMANLAW, LLC
744 Noah Dr., Ste. 110
Jasper, GA 30143**LIMITED
WARRANTY DEED**STATE OF GEORGIA
COUNTY OF PICKENS**FILE #: 19-00594**

THIS INDENTURE made this **24th day of June, 2019**, between **James F. White, Jr. and Debra C. White** of the County of **Pickens**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **James Franklin White, Jr. and Debra Carter White, as Trustees of the White Living Trust dated July 06, 2018** 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 AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 223, 245 & 246 OF THE 5TH DISTRICT, 2ND SECTION, PICKENS COUNTY, GEORGIA, BEING LOT 3573, AS PER PLAT OF A PORTION OF COFFEY COVE SECTION, BENT TREE, BY R.A. GALLAGHER, RLS, DATED January 3, 1972, AS REVISED January 17, 1992, RECORDED IN PLAT BOOK E, PAGE 104, PICKENS COUNTY, GEORGIA RECORDS, WHICH PLAT IS REFERRED TO AND MADE A PART HEREOF..

Subject to all Covenants, Conditions, Easements & Restrictions of record.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Rebecca Hill
Witness

James F. White, Jr.
James F. White, Jr. (SEAL)

[Signature]
Notary Public



Debra C. White
Debra C. White (SEAL)