

After Recording Return To:
EASTERN CLOSING SERVICES, LLC
6495 Shiloh Road, Ste. 400
Alpharetta, GA 30005
FILE NO. EC143-19

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Recorded: 08/12/2019 at 11:33:53 AM
Fee Amt: \$394.00 Page 1 of 1
Transfer Tax: \$384.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK 8989 PG 573

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FORSYTH

This Indenture made this 15th day of July, in the year Two Thousand Nineteen, between NANCY E. GREEN, of the County of FORSYTH, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOSEPH A. BRANSON and CHRISTINE C. BRANSON as joint tenants with right of survivorship and not as tenants in common, 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).

Initial DS
JB CB

WITNESSETH 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 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 LOT 989 OF THE 2ND DISTRICT, 1ST SECTION, FORSYTH COUNTY, GEORGIA, BEING LOT 47, SADDLEBROOK GLEN SUBDIVISION, PHASE 1, A/K/A MAJOR'S FARM, AS PER PLAT RECORDED IN PLAT BOOK 48, PAGES 218-223, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS REFERRED TO AND INCORPORATED HEREIN BY REFERENCE.

MAP-PARCEL #112 072

THIS CONVEYANCE is subject to all restrictions and easements 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.

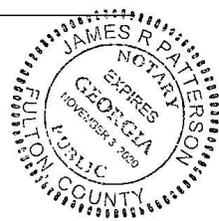
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]
Witness

[Handwritten Signature]
NANCY E. GREEN (Seal)

Notary Public



(Seal)

(Seal)

(Seal)

(Seal)