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WARRANTY DEED

Initial  
TSM

STATE OF GEORGIA

COUNTY OF FULTON

File #: 1912-3160

This Indenture made this <sup>27<sup>th</sup></sup> ~~30<sup>th</sup>~~ day of December, 2019 between Michael D. O'Neal and Ann Bowen O'Neal, of the County of Duval, State of Florida, as party or parties of the first part, hereinafter called Grantor, and Timothy Sam McLaughlin, 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 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 88 of the 17th District, Fulton County, Georgia, being Lot 6, Block D, Unit Four, Whispering Pines Subdivision as per Plat recorded at Plat Book 75, Page 52, Fulton County records, and being more particularly described as follows:

BEGINNING at an iron pin on the westerly side of Whispering Trail, 305.4 feet westerly, northwesterly and northerly along the southerly, southwesterly and westerly side of Whispering Trail, and following the curvature thereof, from the corner formed by the intersection of the southerly side of Whispering Trail and the westerly side of Wright Road; thence running northerly along the westerly side of Whispering Trail 130.0 feet to an iron pin; thence westerly along the southerly line of Lot 5, said block, unit and subdivision, 140.6 feet to an iron pin found at the dividing line of Land Lots 88 and 125, said District and County; thence southerly along said dividing line 130.0 feet to an iron pin found; thence easterly along the northerly line of Lot 7, said block, unit and subdivision 140.6 feet to the iron pin on the westerly side of Whispering Trail and the point of beginning, being improved property known as 6482 Whispering Trail, N.E., according to the present system of numbering houses in Fulton County, Georgia.

PARCEL # 17-0088-0004-044-3

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

**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.