

Union County, Georgia
Deed Estate Records Tax
Paid \$40.00
Date January 14, 2015
Superior Court Clerk
Return Recorded Document to:
The Lance Law Firm, PC
57 Sears Way
Mableton, GA 30152

UNION COUNTY, GEORGIA
FILED & RECORDED January 14, 2015 AT 3:55 P.M.
RECORDED IN BOOK 995 PAGE 701
Superior Court Clerk

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF UNION

File #: 1411-T86

This Indenture made this 7th day of January, 2015 between RD ACQUISITIONS, LLC of the County of Knox, State of Tennessee as party or parties of the first part, hereinafter called Grantor, and Susanne E. Johnson, 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 281, 282, 283, 294, 295 and 296, 9th District, 1st Section, Union County, Georgia, and being Lot Eighty-Six (86) containing 1.52 acres, more or less, as shown on the Final Plat for Thirteen Hundred (1300), Phase I, by Blue Ridge Mountain Surveying, Inc., RS No. 3067, dated 11/05/14 and being recorded in Plat Book 66, Pages 283-286, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

The property is conveyed with and subject to the road easement as shown on aforesaid Plat.

The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 991, Pages 166-184, Union County, Georgia records.

The property is conveyed subject to the transmission line easement as recorded in Deed Book 351, Page 44 and Deed Book 351, Page 49, Union County, Georgia records.

The property is conveyed subject to the setbacks and all matters shown on aforesaid Plat.

The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.

Grantor grants to grantee access for ingress and egress along the subdivision roads from Dayton Dr. to the above referenced property as shown on aforesaid Plat.

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.

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

Signed, sealed and delivered in the presence of:

Witness
Shuana Beal
Notary Public

RD ACQUISITIONS, LLC

By: Scott Rye, Manager

