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This instrument prepared by:

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**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
C65-008**

LIMITED WARRANTY DEED

Bank of America, N.A., hereinafter grantor, whose tax-mailing address is **7105 Corporate Dr., Plano, TX 75024**, for \$25,000.00 (Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants, bargains, sells and conveys with covenants of limited warranty to **Home Store USA, LLC**, hereinafter grantee, whose tax mailing address is **4770 Biscayne Blvd., Suite 1280, Miami, FL 33137**, the following real property:

The land hereinafter referred to is situated in the City of Hartwell, County of Hart, State of GA, and is described as follows: All that tract or parcel of land with improvements located thereon, lying and being in the 1115th District G.M. Hart County, Georgia, containing 1.21 acres more or less, and being more particularly shown and delineated on a Plat dated September 25, 1989, made by A. M. Britt. Registered Land Surveyor, recorded in Plat Book 27, Page 73, in the Office of the Clerk of Superior Court of Hart County, Georgia Records, which Plat together with the recordation thereof is by reference incorporated herein in aid of this description. This tract of land is bounded, now or formerly, as follows as shown on said Plat; North by property of Charles G. Risner, East by property of Jimmy Majeski; and West by Georgia 51 Spur.

Property Address is: 216 Hatton Ford Road, Hartwell, GA 30643

Prior instrument reference: Official Records Book 00853, Page 00488

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Signed this 15 day of MAY, 2019:

In witness whereof the undersigned has set his hand and affixed his seal as of the date first shown above.

Signed, sealed and delivered this 15 day of May, 2019, in the presence of:

Denise Wall Iskruck 5-15-19
Unofficial Witness Denise Wall Iskruck

Christina Burress 5/15/19
Notary Public Christina Burress

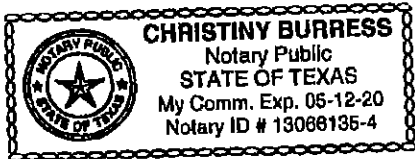
My commission expires: 5/12/20

Bank of America, N.A.

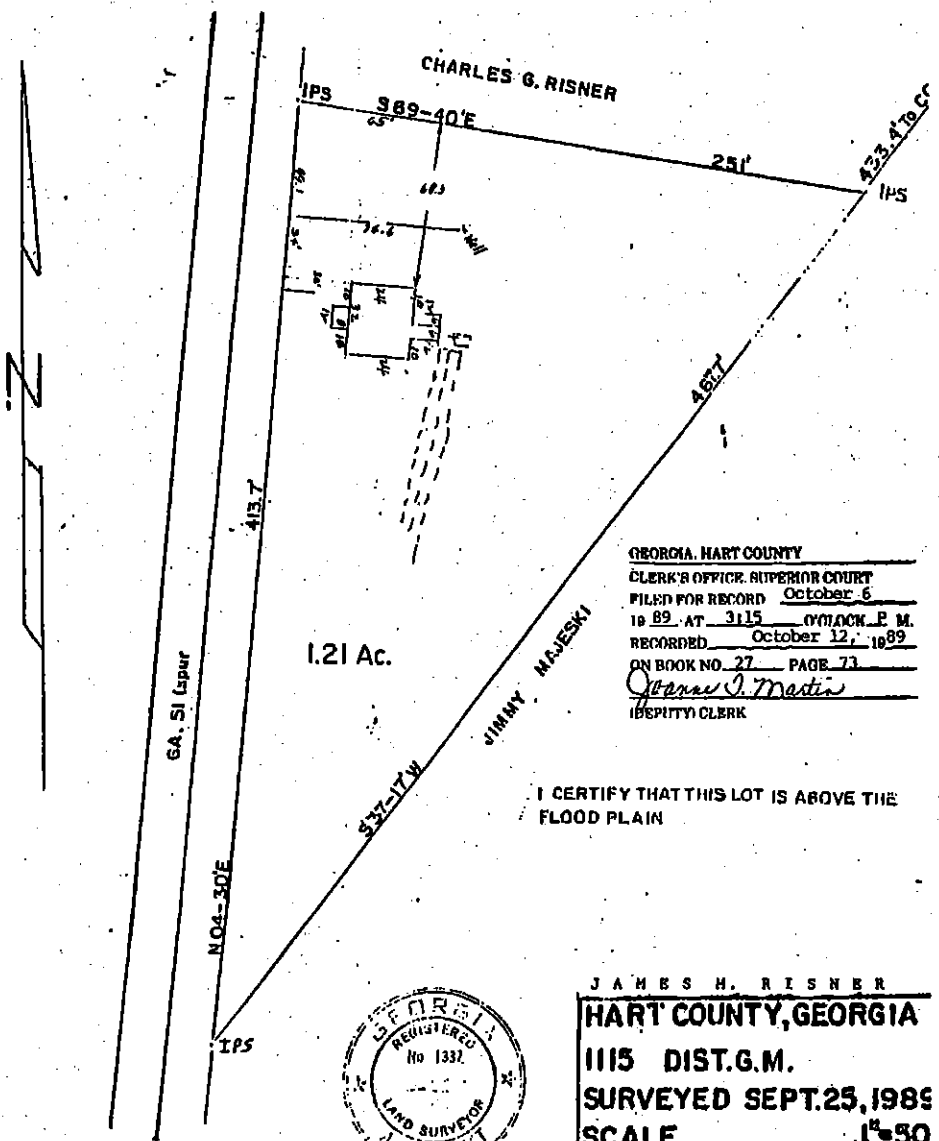
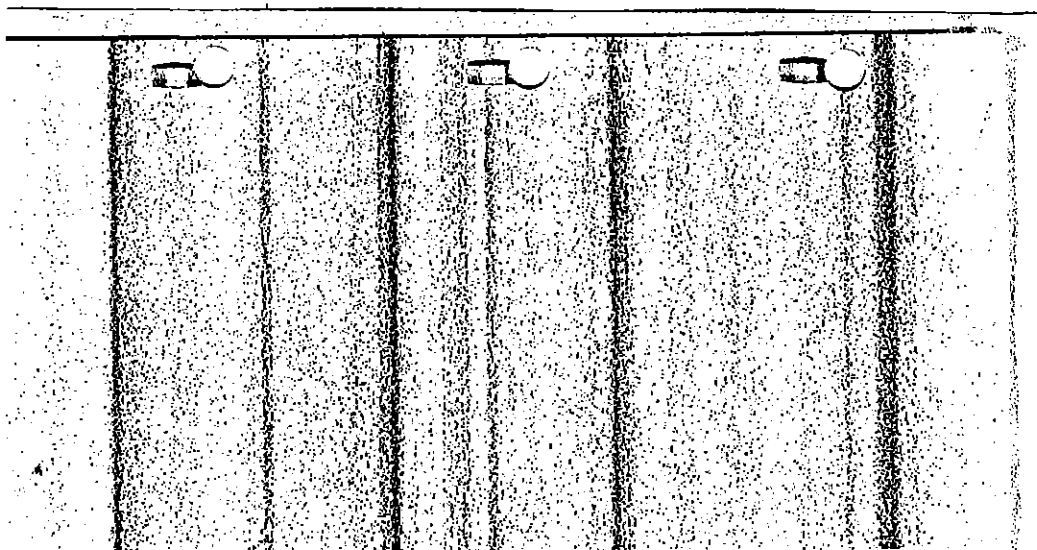
By: Tramelle M. Thomas 5-15-19
Printed Name: TRAMELLE MARTISE THOMAS
Title: ASSISTANT VICE PRESIDENT
BANK OF AMERICA, N.A.

By: Darlene Tednette Barry 5-15-19
Printed Name: Darlene Tednette Barry
Title: ASSISTANT VICE PRESIDENT

[NOTARIAL SEAL]



(Corporate Seal)



GEORGIA, HART COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD October 6
 19 89 AT 3115 07MACK E M.
 RECORDED October 12, 1989
 ON BOOK NO. 27 PAGE 73
James J. Martin
 DEPUTY CLERK

I CERTIFY THAT THIS LOT IS ABOVE THE FLOOD PLAIN



JAMES H. RISNER
HART COUNTY, GEORGIA
 1115 DIST. G.M.
 SURVEYED SEPT. 25, 1985
 SCALE 1"=50'
 A. H. BAIT T
 1115 RHODELLA PK
 HARTWELL, GA. 30443 Ph. 276-849



LEAD-BASED PAINT EXHIBIT " _____ "



2019 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale or lease of that certain Property known as: 216 Hatton Ford Road, Hartwell, Georgia 30643

1. Purchase and Sale or Lease Transaction Lead Warning Statement.

Every purchaser or tenant of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller or Landlord of any interest in residential real property is required to provide the Buyer or Tenant with any information on lead-based paint hazards from risk assessments or inspections in the Seller's or Landlord's possession and notify the Buyer or Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's/Landlord's Disclosure. [JE] Initials of Seller / Landlord

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

[] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

[X] Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Landlord [check one below]:

[] Seller/Landlord has provided the Buyer/Tenant with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

[X] Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Buyer's/Tenant's Acknowledgment. Initials of Buyer / Tenant

A. Buyer/Tenant has received copies of all information, if any, listed above.

B. Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home".

C. Buyer/Tenant has [check one below]:

[] Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

[] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. Broker's Acknowledgment. [DM] Initials of Broker or Licensee of Broker

Broker has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

5. Certification of Accuracy.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

1 Buyer/Tenant Signature Date 1 Seller/Landlord Signature Date
2 Buyer/Tenant Signature Date 2 Seller/Landlord Signature Date
Additional Signature Page (F267/F931) is attached.
Selling/Leasing Broker Date Listing Broker Date

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Tenant" shall mean either a Buyer or a Tenant or both as the context may indicate.

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