

BOOK 511 221-  
DATE 2-15-05  
W.E. [unclear]

FILED IN OFFICE  
HART SUPERIOR COURT  
2005 FEB 15 PH 2: 13

ACTUARY TO:

Start  
Page 30.70  
Date - 2-15-05  
Carolyn Sullivan

Carolyn Sullivan  
DEPUTY CLERK

LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HART

THIS INDENTURE, is made as of February 15, 2005, between 1ST FRANKLIN FINANCIAL CORPORATION, of Hartwell, GA (hereinafter referred to as "Grantor") and DAVID R. BYNUM, of 391 Nursery Road, Hartwell, GA 30643, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include his respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of THIRTY THOUSAND SIX HUNDRED THIRTY-THREE AND 15/100 DOLLARS (\$30,633.15) and the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the real estate described as follows:

All that tract or parcel of land lying and being in the 1119<sup>th</sup> Georgia Militia District of Hart County, Georgia, containing 2.51 acres, more or less, and being more particularly shown and described on a plat of survey dated October 14, 1982, prepared by A. M. Britt, Registered Land Surveyor, of record in Plat Book 23, Page 609 in the Office of the Clerk of the Superior Court of Hart County, Georgia, which plat and the recordation thereof are by reference incorporated herein to aid in this description.

This is the same property conveyed to 1<sup>st</sup> Franklin Financial Corporation by Deed Under Power of Sale dated November 2, 2004, from Johnny Randall Tucker and Dobbie Brown Tucker by their attorney-in-fact 1<sup>st</sup> Franklin Financial Corporation, of record in Deed Book 502, page 743, said Clerk's Office.

TO HAVE AND TO HOLD the 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 Grantee forever IN FEE SIMPLE;

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

SELLER: 1st Franklin Financial Corporation

BY: A. Jarrell Coffee (SEAL)  
A. Jarrell Coffee, Executive Vice President, COO

ATTEST: Judy O. Steijp (SEAL)

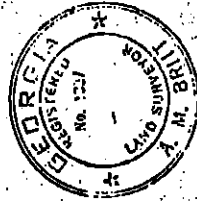
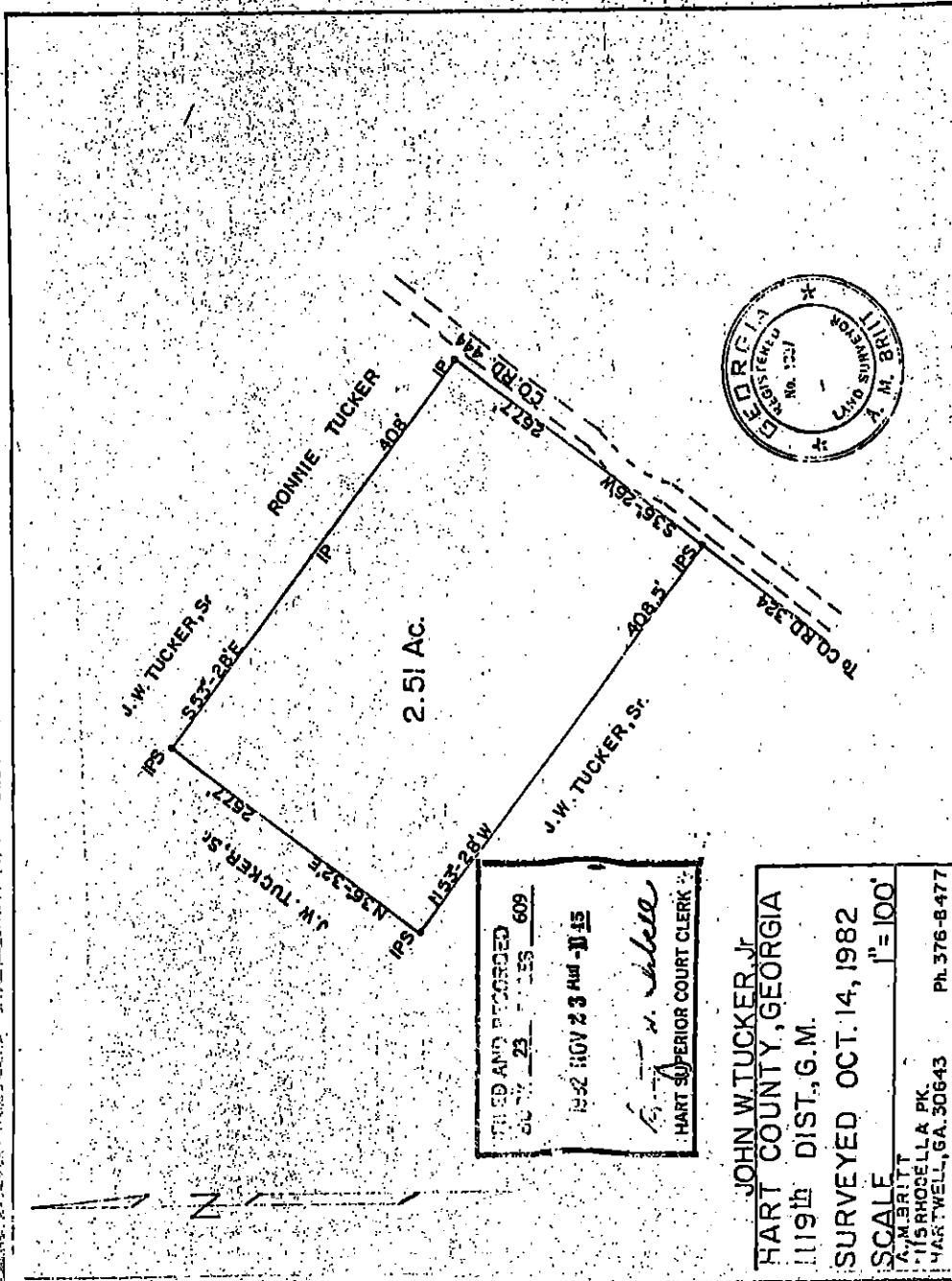
(CORPORATE SEAL AFFIXED)

Signed, sealed and delivered  
in the presence of

April Addison  
Unofficial Witness

Munira Jarrell  
Notary Public  
My Commission Expires: 11/22/2008

221



FILED AND RECORDED  
 OCT 23 1982 609  
 1982 NOV 23 AM - 11 15  
*J. W. Tucker*  
 HART SUPERIOR COURT CLERK

JOHN W. TUCKER, JR.  
 HART COUNTY, GEORGIA  
 1119th DIST., G.M.  
 SURVEYED OCT. 14, 1982  
 SCALE 1" = 100'  
 J. W. BRITT  
 115 RHOCELLA PK.  
 HARTWELL, GA. 30643 Ph. 376-8477

609



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: 119 Nursery Rd, 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.

2. Seller's/Landlord's Disclosure. [Signature] 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. [Signature] 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. [Signature] 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 [Signature] 1 Seller/Landlord Signature Date 5/31/19
2 Buyer/Tenant Signature Date [Signature] 2 Seller/Landlord Signature Date
[ ] Additional Signature Page (F267/F931) is attached. [ ] Additional Signature Page (F267/F931) is attached.
Selling/Leasing Broker Date [Signature] Listing Broker Date 5-31-19
Coldwell Banker Fort Realty

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.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Jeanna Foley IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

MAY 29, 2019

119 NURSERY ROAD

This property consists of 2.51 acres partially wooded with a 3 bedroom-2 bath doublewide that has been under pinned with concrete block. A covered carport has been added to the back of the house with an outdoor overhead fan.

The home has had a new roof in 2019, a completely new HVAC system by McGee H & A installed in 2017, relatively new flooring throughout, new countertops, new insulation in the front of the house and a recent insulation inspection around the rest of the house. The house is warm and comfortable during winter months and cool and comfortable in the summer.

The backdoor opening on to the carport is new. There are three entries; one in front and two in the back. One of the bedrooms has a back door opening on to a small deck.

There are two septic systems on the property.

The possibility exists to sub-divide the land into 3 three quarter acre parcels with room for either a common drive of up to 1/2 an acre or three separate driveways.

The master bedroom has a large bathroom with a shower and large closet.

Water is provided by Paradise Water at a cost of \$230 per year. The only other utility is electricity which, because of the new HVAC system, provides year round atmospheric comfort at a very reasonable price.

There is a leveled area that once held a second large doublewide with septic, water, and electricity.

The driveway has recently been graveled and the carport floor has been recently graveled.

Because of its proximity to the lake, during the winter there are very nice lake views.