

FILED IN OFFICE  
HART SUPERIOR COURT

2016 JAN 29 PM 3: 54

*Frankie H. Gray*  
FRANKIE H. GRAY, CLERK

Return Recorded Document to:  
RODGER E. DAVISON  
ATTORNEY AT LAW  
P.O. BOX 118  
ROYSTON, GA 30662

Recorded  
786 573-574  
1-29-2016  
Frankie Gray, Clerk

Hart County, Georgia  
For 15% of the Proceeding Tax  
Pay: 0  
Date: 1-29-2016  
Frankie Gray, Clerk

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FRANKLIN.

THIS INDENTURE, Made this 25th day of January, in the year of our Lord Two Thousand Sixteen, between **WALTER HAYS MCGEE and BRENDA NIXON MCGEE**, as Trustees of the **WALTER H. MCGEE LIVING TRUST** dated September 6, 2007, of the State of Georgia as party or parties of the first part, hereinafter called Grantor, and **ESTATE OF DONNIE WILLIAMS**, of the County of Franklin and State of Georgia 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 the said Grantor, for and in consideration of the sum of **-CORPORATE TRANSFER-**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to-wit:

All those contiguous lots or parcels of land, together with all improvements thereon, lying and being in the 1115<sup>th</sup> District, G.M., Hart County, Georgia, **CONTAINING** an aggregate of 1.250 acres, more or less, and being known and designated as Lot No. Eight(8), Nine(9) and Ten-A(10-A) of a subdivision of lands of Katherine Vickery, and being more particularly described on a plat by Bauknight & Associates, Inc., Surveyors, dated October 7, 2004, recorded in Plat Book 21, Page 45, in the Office of the Superior Court of Hart County, Georgia, which plat and the recordation there of are by reference incorporated herein to aid in this description.

This conveyance is subject to the encroachment of a 15-foot wide drive easement along the Southeastern boundary of Lot No. 10-A of the above described property as shown on the aforementioned plat, and as described in a Warranty Deed from Kenny Carter and Mary Ann Carter to Frank B. McBrearity, Sr., and Geraldine McBrearity dated February 19, 1976, recorded in Deed Book 129, Pages 771-772, said Clerk 's Office.

Said property is conveyed subject to Restrictive Covenants of Record.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property, and a 200 foot wide right-of-way for Transcontinental Pipeline.

Re: Deed Book 502, Page 344, Hart County Public Records.  
Deed Book 576, Page 703, Hart County Public Records.  
Deed Book 748, Page 69, Hart County Public Records.

**TO HAVE AND TO HOLD**, the said bargained premises, 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 the said Grantee forever in **FEE SIMPLE**.

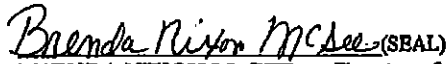
And the said Grantor will warrant and forever defend the right and title of the above described property unto the said Grantee against the claims of all persons whomsoever.

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



(SEAL)

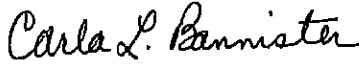
**WALTER HAYS McGEE**, as Trustee of  
the **WALTER H. McGEE LIVING**  
**TRUST** dated September 6, 2007




(SEAL)

**BRENDA NIXON McGEE**, as Trustee of  
the **WALTER H. McGEE LIVING**  
**TRUST** dated September 6, 2007

Signed, sealed and delivered in the presence of:

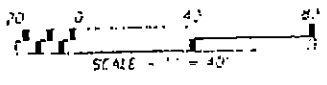
  
Unofficial Witness

  
Notary Public  
My Comm. Expires: May 9, 2016



THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A... 100' WOOD G.I.S. 2.12... THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN... FEET AND AN ANGULAR ERROR OF... PER ANGULAR POINT AND WAS ADJUSTED... THIS PLAT HAS BEEN CALCULATED FOR CLOSENESS AND IS FOUND TO BE ACCURATE... 1.3226... 1.11

TOTAL AREA = 1.250 ACRES



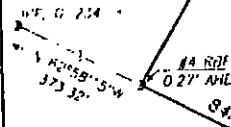
BOOK 2000 PAGE 45  
DATE 11-8-04  
W.E. BULLOCK, A.L.T., D.R.S.

I HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE G.S.A.



NOTE: THIS IS A RESULT OF... PART OF LOT 10... PLAT 7A, PAGE 24

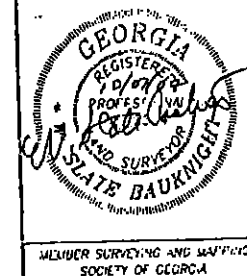
NOTE: THIS IS A RESULT OF... PART OF LOT 10... PLAT 7A, PAGE 24



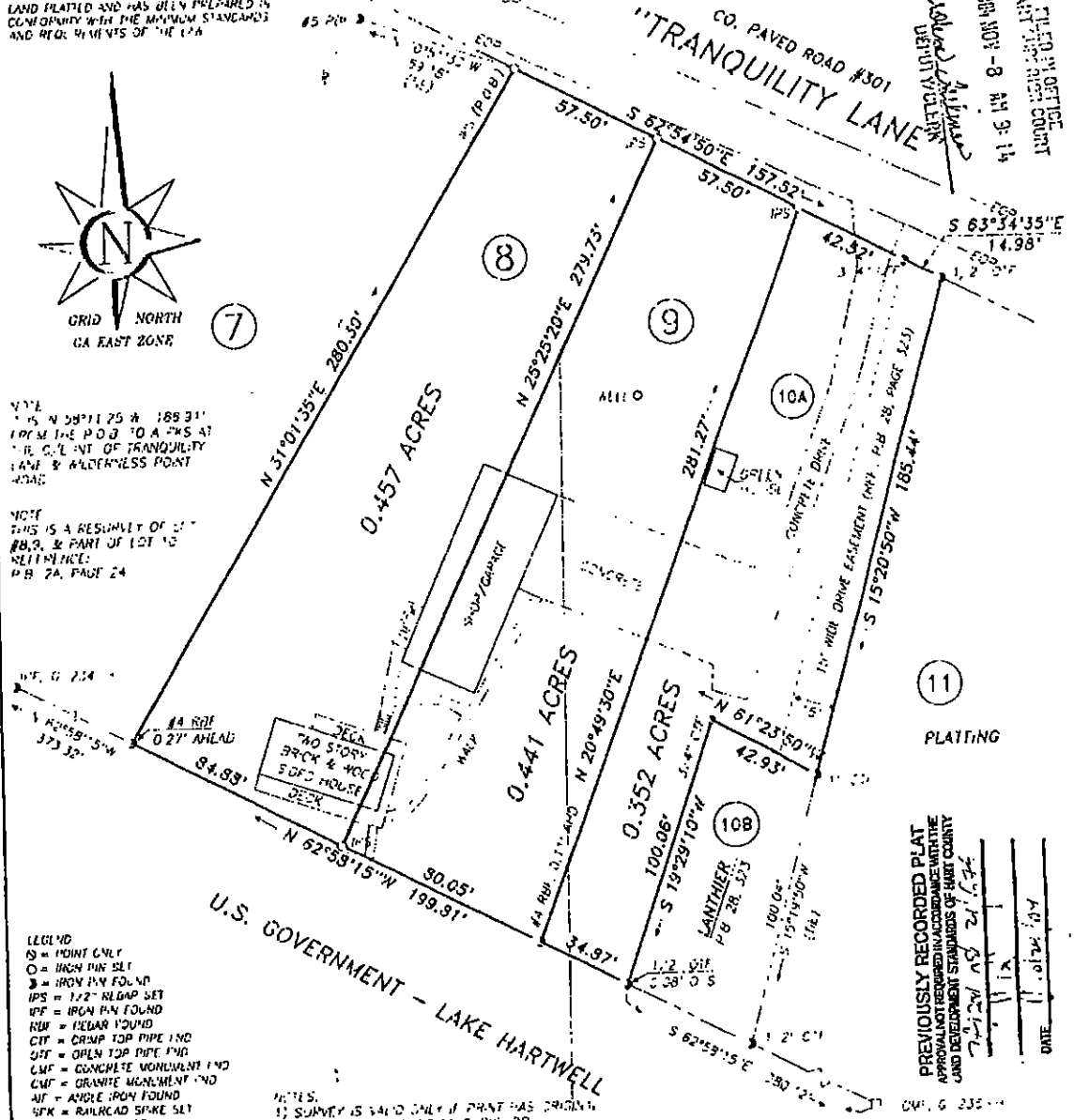
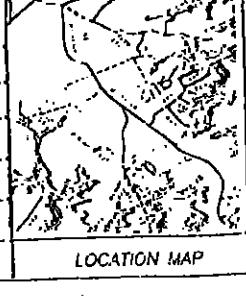
- LEGEND
- ⊙ = POINT ONLY
  - = IRON PIN SET
  - ⊚ = IRON PIN FOUND
  - ⊙ = 1/2" ALUMINUM SET
  - ⊚ = IRON PIN FOUND
  - ⊙ = IRON FOUND
  - CIP = CONCRETE PIPE END
  - OTI = OPEN TOP PIPE END
  - CMF = CONCRETE MONUMENT END
  - GMT = GRANITE MONUMENT END
  - AI = ANGLE IRON FOUND
  - WPK = WOODEN SPIKE SET
  - PKS = PIN NAIL SET
  - O/S = OFFSET
  - P = PROPERTY LINE
  - C = CENTERLINE
  - CP = OVERHEAD POWERLINE
  - S-S = SANITARY SEWER
  - P.O.B. = POINT OF BEGINNING
  - B.S. = BUILDING SETBACK

- NOTES:
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
  - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, PLATS, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

NOTE: PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD



SURVEYOR: GREGG COSTIN			
COUNTY: HART	G.M.D.: 1115	STATE: GEORGIA	
DATE: OCTOBER 7, 2004	SCALE: 1" = 40'	PARTY CHIEF: J.M.P.	
DRAWN BY: A.P.B.			
APPROVED BY: W.S.B.			
CRD FILE: 04301			
PLI FILE: 04301			
LOCATION MAP			



PREVIOUSLY RECORDED PLAT APPROVAL NOT REQUIRED IN ACCORDANCE WITH THE LAND DEVELOPMENT STANDARDS OF HART COUNTY

DATE: 11/08/04

FILED IN OFFICE  
HART COUNTY CLERK  
2004 NOV - 8 AM 9:14  
Cashed  
LUCILLE VICKERS