

RETURN TO:  
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FILED IN OFFICE  
HART SUPERIOR COURT  
2019 APR 22 AM 11:45

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

RECORDED  
Book 865 Page 570-571  
Date 4-22-2019  
Frankie Gray, Clerk

Hart County, Georgia  
Real Estate Transfer Tax  
Paid: \$ 5.50  
Date: 4-22-2019  
PT 61#073: 2019-000405  
Frankie Gray, Clerk

**LIMITED WARRANTY DEED**

State of Georgia,  
County of Hart.

THIS INDENTURE, made and entered into as of this 18th day of April, 2019, between

**THOMAS A. PARTRIDGE**

of 3293 Mitchner Rd., Ext., SE, Dearing, GA 30808 (hereinafter referred to as "Grantor") and

**BUTLER HOMES SOUTH, INC.**

of 1020 Farm Road, Colbert, GA 30628, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns, where the context requires or permits and when appropriate, any kind of entity, individually or fiduciary and either gender and both singular and plural).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, transferred, assigned, conveyed and confirmed, and does hereby grant, bargain, sell, alien, transfer, assign, convey and confirm unto Grantee the real property described as follows:

All that tract or parcel of land lying and being in 1117<sup>th</sup> G.M.D., Hart County, Georgia, being Lot 324, Section 2 of Tugaloo Bay Subdivision, as per plat recorded in Plat Book 2B, Page 31, Hart County, Georgia Records. This conveyance is subject to all easements, restrictions and covenants of record.

The above-described property is the same property conveyed by Warranty Deed dated September 22, 1972, from The Watermark Corp. to Thomas A. Partridge, recorded in Deed Book 115, Page 70, Hart County, Georgia, Deed Records.

TO HAVE AND TO HOLD the real property, 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 real property unto Grantee against the claims of any person owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year first herein written.

Thomas A. Partridge (SEAL)  
Thomas A. Partridge

Signed, sealed and delivered  
in the presence of:

Robert E. Ridgway  
Unofficial Witness

[Signature]  
Notary Public  
My Comm. Expires: 4/9/21

(Notary Seal)



LAKE HARTWELL

