

RECORDED
 Book 804 Page 431-432
 Date 10-18-2016
 Frankie Gray, Clerk

FILED IN CLERK'S OFFICE
 HART SUPERIOR COURT

2016 OCT 18 PM 3:44

Frankie Gray
 FRANKIE D. GRAY, CLERK

Hart County, Georgia
 Real Estate Transfer Tax
 Paid \$ 100.00
 Date 10-18-16
 Frankie Gray, Clerk

After recording, return to:
 Todd C. Townsend, P.C., Attorney at Law, P. O. Box 423,
 Hartwell, Georgia 30643 (706) 377-2425

WARRANTY DEED

GEORGIA, HART COUNTY

****No Title Search Performed by the
 Preparer of this Instrument****

THIS INDENTURE, made this 7th day of October, in the year Two Thousand Sixteen, between Loniel E. Barker, as party of the first part, hereinafter called Grantor, and Gregory Scott Barker, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that lot or parcel of land, together with all improvements thereon, situate, lying and being in the 1112th District, G.M., Hart County, Georgia, containing 0.337 of an acre, more or less, and being known and designated as Lot No. Seven (7) on a Plat by Bauknight & Associates, Surveyors, dated October 23, 1992, recorded at Plat Book 28, Page 484, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat is hereby incorporated into this description by reference and made a part hereof, and being the same property conveyed to Loniel E. Barker by Robert A. Clark and Eileen M. Clark by Warranty Deed dated March 8, 1996, recorded at Deed Book 280, Page 305, in said Clerk's Office.

The above described property is conveyed subject to Restrictive Covenants of recorded in Deed Book 107, Pages 55-56, in the Office of the Clerk of Superior Court of Hart County, Georgia.

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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:



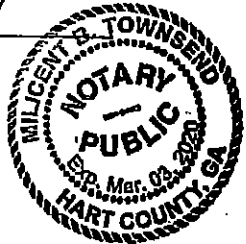
Witness

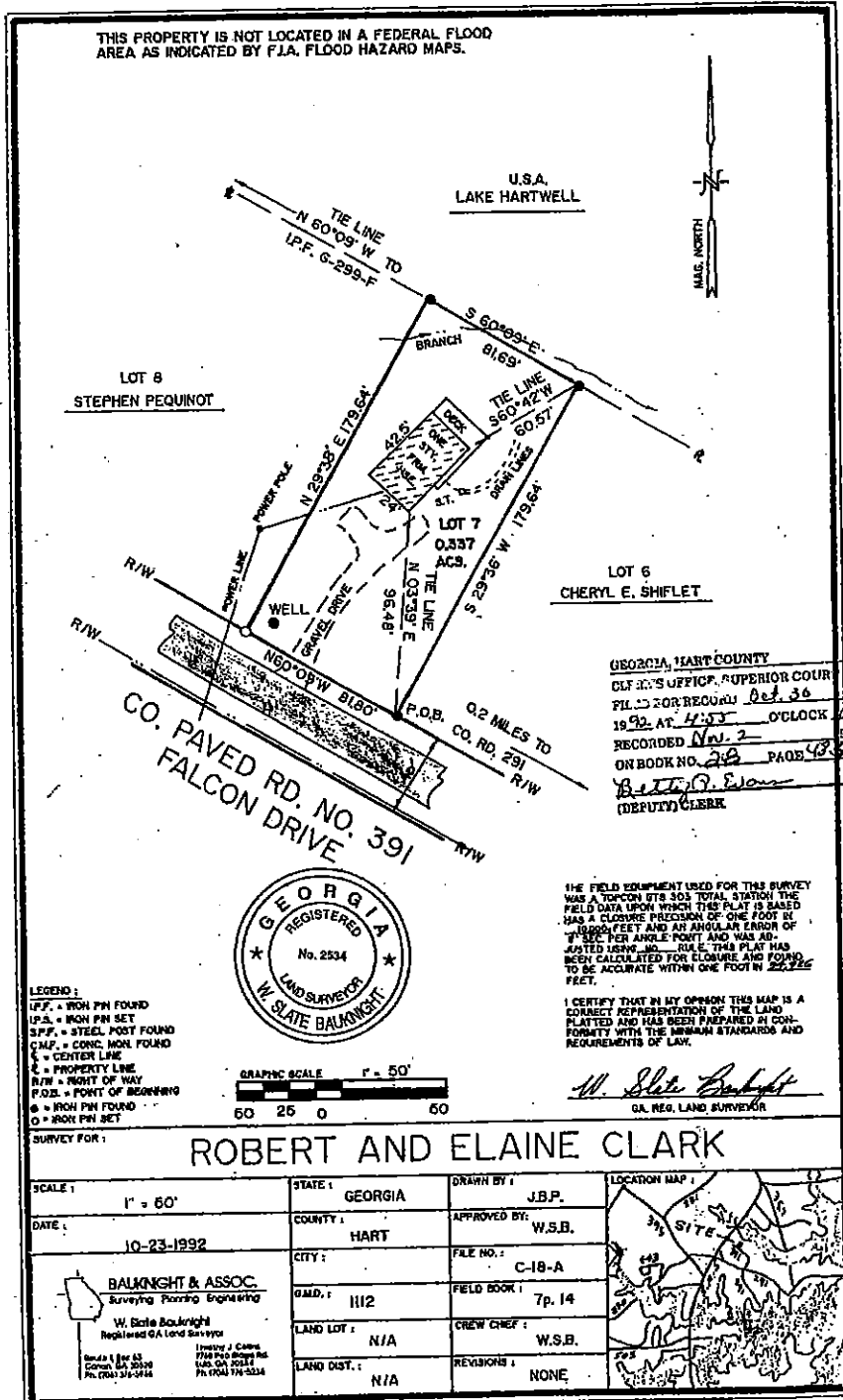
 (SEAL)

Lontel E. Barker



Notary Public







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: 238 Falcon Drive, 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. S.B. 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):

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):

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. 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 _____

Scott Barker 8-15-19
1 Seller/Landlord Signature _____ Date _____
Gregory Scott Barker

2 Buyer/Tenant Signature _____ Date _____

2 Seller/Landlord Signature _____ Date _____

Additional Signature Page (F267/F931) is attached.

Additional Signature Page (F267/F931) is attached.

Selling/Leasing Broker _____ Date _____

[Signature] 8-15-19
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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