

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
224 Highway 211 NW  
Winder, GA 30680  
File Number: C-WN-16-0184

Deed Doc: WD  
Recorded 05/26/2016 11:00 AM  
Georgia Transfer Tax Paid : \$210.00  
Camie W. Thomas  
Clerk Superior Court, JACKSON Co., GA  
Blk0073N Pg 0586

LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF Jackson

20th

THIS INDENTURE, made this 20th day of May, 2016, between

Keith Burran

as party or parties of the first part, hereinafter called Grantor, and

Stephanie P. Spooner and Russell A. Spooner

As Joint Tenants with Rights of Survivorship and not as Tenants in Common

FILED IN OFFICE

MAY 26 2016

CAMIE W. THOMAS, CLERK  
JACKSON SUPERIOR COURT

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 Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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 tract or parcel of land lying and being in the 248th District, G.M., Jackson County, Georgia, being designated as Lot 2, Block A of Braselton Farms Subdivision, according to a plat entitled Final Plat for Braselton Farms Subdivision, prepared by Ringo Abernathy & Associates, certified by Kevin V. Ringo, Georgia Registered Surveyor No. 2278 and S. Guy Abernathy, Georgia Registered Surveyor No. 15252, dated 6/7/06, as per plat thereof recorded in Plat Book 68, pages 89-91, Jackson County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

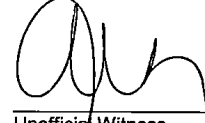
Subject to all easements and restrictions of record.

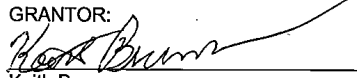
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

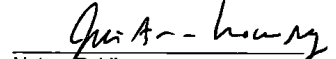
AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

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

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

GRANTOR:  
  
Keith Burran (Seal)

  
Notary Public  
My Commission Expires: 4-25-17  
[Notary Seal]

