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✓ Record and Return to:  
Lueder, Larkin & Hunter, LLC  
32 S. Public Square  
Jefferson, GA 30549  
File No.: GA-JF-21-0786-PUR

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL  
APN/Parcel ID: 15003 000136

THIS INDENTURE, made this 20th day of September, 2021, between

*Katherine Y. Morris*

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

*Carlos D. Gregory and Tara L. Gregory*  
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

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).

**W I T N E S S E T H:** That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 Gillsville (GMD 1557) District, Hall County, Georgia, consisting of 5.80 acres, more or less, and being more particularly described according to a plat of survey prepared for Robert Myers and Nancy Myers by Farley-Collins Associates, registered surveyors, dated February 12, 1995, recorded on Plat Slide 671, Page 41-B, Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby made for a more complete description of said property.

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.

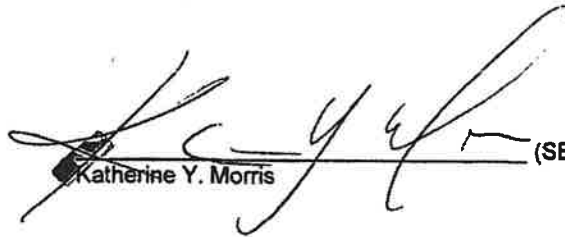
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

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:

GRANTOR:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Katherine Y. Morris (SEAL)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires  
[Notary Seal]

