

eFiled and eRecorded
DATE: 09/27/2023
TIME: 10:59 AM
DEED BOOK: 9374
PAGE: 312 - 315
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 9616363157
PT61: 069-2023-006703
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #3751-0059(jrm/gth)

Tax Parcel No.: 07329 003012

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made the 27th day of September, in the year two thousand and twenty-three, between

DALE BROWN,
an individual resident of Georgia,

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

TIMOTHY W. MOONEY,
an individual resident 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: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

All that tract of parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

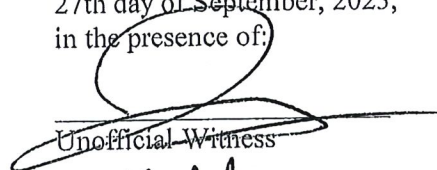
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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 Grantor and all others claiming by, through or under Grantor.

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

GRANTOR:

Signed, sealed and delivered this 27th day of September, 2023, in the presence of:


~~Unofficial Witness~~

 (SEAL)
Dale Brown


Notary Public
My Commission Expires: _____

[NOTARY PUBLIC SEAL AFFIXED]

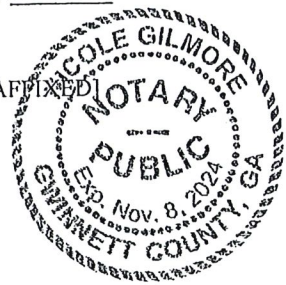


Exhibit "A"
Legal Description

All that tract of parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia, and being more particularly described as Lot 6 containing 2.501 acres as shown on that certain Final Plat for Beards Crossing Subdivision, recorded at Plat Book 877, pages 406-408, in the real estate records of the Clerk of Court of Hall County, Georgia, said plat being incorporated herein by this reference for a more complete description.