

000668

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
 Filed in office, this 29 day of December
 20 14 at 12:45 Pm. Recorded in Deed
 Book 7460 Page(s) 668
 Charles Baker, Clerk By JN

Return Recorded Document to:
 Ohlson & Medlock LLC
 3867 Holcomb Bridge Rd, Suite 500
 Norcross, GA 30092
 File No: OM14.782
 File Name: Connie A. Hammond

HALL COUNTY, Georgia
 Real Estate Transfer Tax

Paid \$ 315.00
 Date 12-29-14
 Charles Baker
 Superior Court Clerk
 By JN

024594

Void Stamp
Hall County
Clerk's Office

2014 008323
 LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made the 23rd day of December, 2014, between Connie A. Hammond of the State of Georgia and County of Hall party of the first part, and Thomas R. Beddingfield and Vicki M. Beddingfield as joint tenants with right of survivorship of the State of Georgia and County of Hall parties of the second part,

WITNESSETH That the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161 OF THE 9TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING LOT 11 & PART OF 10, AS PER PLAT FOR DOUGLAS R. PIERCE, SR. AND KAREN S. PIERCE, DATED MAY 30, 1996, AS SURVEYED BY J.A. PAGE, JR. REGISTERED SURVEYOR, RECORDED IN PLAT BOOK 774, PAGE 66A, OF THE PUBLIC RECORDS OF HALL COUNTY, GEORGIA, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY 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 parties of the second part, their heirs and assigns, forever, in FEE SIMPLE

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written

Signed, sealed and delivered in the presence of:

Connie A. Hammond (Seal)
 Connie A. Hammond

_____ (Seal)

_____ (Seal)

_____ (Seal)

Unofficial Witness

Notary Public

