

Habersham County, Georgia
Real Estate Transfer Tax

PAID \$79.00

DATE 10-29-12

David C. Wall
Clerk of Superior Court

068-2012-00 3228

HABERSHAM COUNTY
CLERK OF COURT

2012 OCT 29 PM 3: 01

1005 1056

Book Page Recorded
David C Wall

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The Law Office of Chad Knott
670 E. Kytte Street
Cleveland, GA 30528

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WHITE

File #: 12-183

This Indenture made this 12th day of October, 2012 between Georgia Building Solutions, LLC, of the County of White, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Myra McElhaney, 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'S (\$10.00) Dollars** and other good and valuable considerations 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 or parcel of land lying and being in Land Lot 151 of the 10th Land District; of Habersham County, Georgia, lying and being in the City of Cornelia, being designated as Unit 21, Alston Ridge Courtyards, consisting of 1518 Square feet, as shown on plat of survey by Bartlett & Cash Land Surveyors, Inc. dated September 2, 1994, and recorded among Habersham County, Georgia records in Plat Book 36, Page 255, reference to said plat is being made: for a more full and complete description.

Also conveyed is an undivided interest in the common elements of the Alston Ridge Condominiums, as the same are described in the Declaration of Condominium appearing at Deed Book 257, Page 540, Habersham County Georgia records, and amendments thereto.

Subject to the Declaration of Condominium of Alston Ridge Condominium appearing at Deed Book 257, Page 540, Habersham County Georgia records, and amendments thereto.

Being the same property conveyed to Rhonda Ashbee by deed from Gail Roccagli and Ted Roccagli recorded 10/04/2006 in Deed Book 775 Page 566, in the Office of the Clerk of the Superior Court of Habersham County, Georgia.

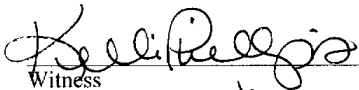
This Deed is given subject to all easements and restrictions of record, if any.

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**.

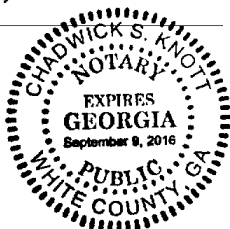
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

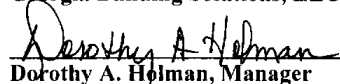
Signed, sealed and delivered in the presence of:


Witness


Notary Public



Georgia Building Solutions, LLC

 (Seal)
Dorothy A. Holman, Manager