

eFiled & eRecorded  
DATE: 10/4/2024  
TIME: 4:51 PM  
DEED BOOK: 01413  
PAGE: 00107 - 00108  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$490.00  
PARTICIPANT ID: 3270213572,7067927936  
CLERK: Jennifer Jordan  
Pickens County, GA  
PT61: 1122024002030

Return Recorded Document to:  
Hartmanlaw, LLC  
744 Noah Drive  
Suite 110  
Jasper, GA 30143  
FILE #: J-24-1063

Parcel Number: 027A 273

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF PICKENS

THIS INDENTURE made this **4th day of October, 2024**, between **Michele Murray**, of the County of **Pickens**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Meredith S. Martin**, 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 NO/100 DOLLARS (\$10.00) 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 260 of the 5th District, 2nd Section, Pickens County, Georgia, and being Lot 3119 as per plat of a portion of Coffey Cove Section, BENT TREE, by R. A. Gallagher, G.R.L.S., dated October 12, 1971, recorded on Plat Book E, page 50, Pickens County, Georgia Records, and by reference thereto, said plat of survey is incorporated herein and made a part hereof.**

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

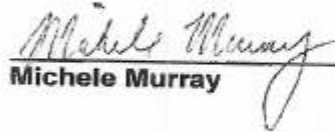
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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 by, through and under the above named 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 presence of: **GRANTOR:**

  
Witness

  
Michele Murray (SEAL)

  
Notary Public

