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GILMER COUNTY

Glenda Sue Johnson
REAL ESTATE TRANSFER TAX
PAID: \$55.00

2015-959

STATE OF GEORGIA
COUNTY OF GILMER

[Space above this line for Recording Information]

WARRANTY DEED

INDENTURE made this 8th day of May, 2015, between

HIGHLAND FALLS, LLC

A Delaware Limited Liability Company, of the first part, and

JEANNETTE LAFETIO PLEMONS

of Dalton, Georgia, 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 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents do grant, bargain, sell and convey unto the said party of the second part, and said party's heirs, successors and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 71 & 74 of the 5th Land District, 2nd Section of Gilmer County, Georgia, consisting of 1.94 acres, being all of LOT 299, FALLING WATERS, PHASE 11, GROUP "A" as shown on that final plat for Falling Waters, Phase 11, Group "A", prepared by Mark E. Chastain, Georgia Registered Land Surveyor #2718, dated August 11, 2014, recorded in Plat Book 57, Pages 252-255, of the Gilmer County, Georgia Plat Records, and which said plat is hereby incorporated by reference and made a part of this description.

The above described property is subject to the Declaration of Covenants, Reservations and Restrictions of Falling Waters Subdivision as recorded in Deed Book 1829, page 44, Gilmer County records and as may be supplemented or amended.

This conveyance is made subject to all easements and restrictions of record and subject to all ad valorem taxes for the current year which Grantee assumes and agrees to pay (if unpaid by Grantor) as part of the consideration stated herein.

TO HAVE AND TO HOLD, the said bargained premises, 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 JEANNETTE LAFETIO FLEMONS, the said party of the second part, said party's heirs, successors and assigns, forever in FEE SIMPLE. And the said party of the first part for said party's heirs, successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, and said party's heirs, successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

HIGHLAND FALLS, LLC

[Signature]
Witness

[Signature]
William N. Adkins, Manager

[Signature]
Notary Public

10/31/17



This instrument prepared by
CLIFFORD S. LANCEY, Attorney at Law
15 North Avenue, Ellijay, Georgia 30540