

Union County  
 P.O. Box 69-90  
 Date July 1, 2015  
 Return Recorded Document to:  
 The Lance Law Firm, PC  
 57 Sears Way  
 Blairsville, GA 30512

UNION COUNTY, GEORGIA  
 FILED & RECORDED July 1  
 2015 AT 3:00 P.M.  
 RECORDED IN BOOK 1010 PAGE 353  
 Superior Court Clerk

**JOINT TENANCY WITH SURVIVORSHIP  
 WARRANTY DEED**

STATE OF GEORGIA  
 COUNTY OF UNION

File #: 1507T284

This Indenture made this 30th day of June, 2015 between GA HOMESTEAD, LLC of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and John A. Innis and Tracy L. Innis, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 248, 249, 257 & 284, 9th District, 1st Section, Union County, Georgia, and being Lot Two Hundred Eighty-Four (284) containing 1.31 acres, more or less, as shown on the Final Plat for The Cove at Thirteen Hundred (1300), by Blue Ridge Mountain Surveying, Inc., RS No. 3007, dated 06/01/15, and being recorded in Plat Book 68, Pages 60-67, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.  
 The property is conveyed with and subject to the road easement as shown on aforesaid Plat.  
 The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 991, Pages 166-184, Union County, Georgia records, as amended in the Amended Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 1003, Pages 562-564, and as amended in the Second Amended Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 1009, Pages 60-64, Union County, Georgia records.  
 The property is conveyed subject to the transmission line easement as recorded in Deed Book 351, Page 44 and Deed Book 351, Page 49, Union County, Georgia records.  
 The property is conveyed subject to the setbacks and all matters shown on aforesaid Plat.  
 The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.  
 Grantor grants to grantee access for ingress and egress along the subdivision roads from Deyton Dr. to the above referenced property as shown on aforesaid Plat.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

**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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FREE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**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.

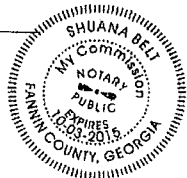
**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness  
 Shuana Bell  
 Notary Public

**GA HOMESTEAD, LLC**

By: Scott Rye, Manager



CC  
 CT  
 CD