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Union County, Georgia
Real Estate Transfer Tax
Paid \$44.90
Date August 29, 2011
Cindy L. Odom
Superior Court Clerk

UNION COUNTY, GEORGIA
FILED & RECORDED August 29, 2011 AT 1:30 P.M.
RECORDED IN BOOK 876 PAGE 675
Cindy L. Odom
SUPERIOR COURT CLERK

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF UNION

File #: 1107-L28

This Indenture made this 16th day of August, 2011 between TL ACQUISITION, LLC of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Cathy M. Wilkerson and S. Ray Wilkerson, 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 Lots 277 & 278, 9th District, 1st Section, Union County, Georgia, and being Lot Twenty-Eight (28) of Tallulah Landing Phase II, containing 0.800 acres, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc. dated 07/05/2011, revised 07/25/2011 and being recorded in Plat Book 64, page 72, ("Plat") Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.
The property is subject to the road easements as shown on said Plat.
The property is subject to the Amended and Restated Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running with the Land for Tallulah Landing Subdivision as recorded in Deed Book 873, pages 253-269, Union County, Georgia records.
The property is subject to the transmission easement as recorded in Deed Book 352, page 104, Union County, Georgia records.
The property is conveyed with and subject to the Easement Agreement as recorded in Deed Book 695, pages 17-23, Union County, Georgia records, and any addendums hereto as recorded in the Union County Georgia records.
The property is conveyed with and subject to the Easement Agreement as recorded in Deed Book 876, Page 163-165, Union County, Georgia records.
The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 171, page 409, Union County, Georgia records.
The property is subject to the flowage easement as recorded in Deed Book EE, Page 407, Union County, Georgia records.
Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress and access easement along and thru the subdivision roads to and from Meeks Road, along the Area inside the easement as depicted on the survey recorded in Plat Book 64, Page 44, Union County, Georgia records and the above-referenced 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 FEE 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:

TL ACQUISITION, LLC
The Seng Company, Managing Member of
TL Acquisition, LLC

By: Andrew M. Seng, CEO of The Seng Company

Shuana Belt

Witness
Lynn Stokke
Notary Public



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