

Union County, Georgia
Real Estate Transfer Tax
Paid \$47.00
Date May 13, 2010
Judy L. Odum
Superior Court Clerk
Return Recorded Document to:
Kenya L. Patton, P.C.
57 Stars Way
Blairsville, GA 30512

UNION COUNTY, GEORGIA
FILED & RECORDED May 13
2010 AT 2:55 P.M.
RECORDED IN BOOK 832 PAGE 755
Judy L. Odum
SUPERIOR COURT CLERK

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,
COUNTY OF UNION

File #: 1004-L10

This Indenture made this 30th day of April, 2010 between RTM Family Limited Partnership, LLLP, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Justin D. Vickery and Elle I. Vickery, 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 Five (5) containing 0.88 acres of Tallulah Landing as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated 02/12/06, revised 03/06/06, and being recorded in Plat Book 59, Page 118, Union County records, which description is incorporated herein by reference and made a part hereof.
The property is subject to the restrictions recorded in Deed Book 685, pages 731-751, as amended in Deed Book 713, pages 404-405, and in Deed Book 832, Page 743, Union County records.
The property is subject to the easement agreement as recorded in Deed Book 695, pages 17-23, Union County records.
The property is subject to the easements to Blue Ridge Mountain EMC as recorded in Deed Book 171, pages 409-410, Union County records.

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:

Witness
Lynne Stokel
Notary Public


RTM FAMILY LIMITED PARTNERSHIP, LLLP
By: Robert Chapman, Partner (Seal)
By: Tallulah Chapman, Partner (Seal)