

After recording Return to:  
Thomas & Brown, LLC  
241 Heritage Walk  
Woodstock, GA 30188  
File No. 19-1021B

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JUDY ODOM  
CLERK OF COURT  
UNION COUNTY

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF CHEROKEE

REAL ESTATE TRANSFER  
TAX PAID: \$275.00

THIS INDENTURE, Made this 6th day of June, 2019 between

**Patti Sosebee and Tommy Sosebee**

as party or parties of the first part, (hereinafter referred to as "Grantor") and

**Timothy Wayne Wirts and Amber Nicole Wirts  
As Joint Tenants With the Rights of Survivorship**

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 consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledges), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell, alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 312 of the 9th District, 1st Section, Union County, Georgia, containing 0.98 acres, more or less and being Lot 1, Hickory Heights Subdivision as per plat recorded in Plat Book J, Page 202, Union County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Subject Property Address: 102 Hickory Ridge, Blairsville, GA 30512

Parcel ID: 071B 045

Subject to all covenants, conditions, zoning ordinances, restrictions and easements of record.

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 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 lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public



\_\_\_\_\_  
Patti Sosebee (SEAL)

\_\_\_\_\_  
Tommy Sosebee (SEAL)

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