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Ellijay, GA 30540

LIMITED REAL ESTATE TRANSFER
WARRANTY DEED TAX PAID: \$357.40

STATE OF GEORGIA
COUNTY OF GILMER

PT-61 061-2019-001478
FILE # 19C0379

THIS INDENTURE made this 14th day of June, 2019, between Christopher Joseph Duncan and Somerlin Swann Duncan of the County of Gilmer and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Robert S. Hatch 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 and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt 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 Grantee.

All that tract or parcel of land lying and being in Land Lot 315, 6th District, 2nd Section of Gilmer County, Georgia and being shown on as 2.50 acres, more or less, on that certain plat of survey for Jack and Kim Latta, dated November 15, 2005, prepared by Joel Jordan, GRKLS #2430, and recorded in Plat Book 46, Page 45, Gilmer County, Georgia records. Said plat is incorporated herein by reference for a more complete and accurate description.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 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 claims of all persons by, through and under the above named Grantor.

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

Signed, sealed and delivered in presence of:

Stephan Brown
Witness

Christopher Joseph Duncan (SEAL)
Christopher Joseph Duncan

[Signature]
Notary Public
(NOTARY SEAL)

Somerlin Swann Duncan (SEAL)
Somerlin Swann Duncan

