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Fee Amt: \$182.00 Page 1 of 2  
Transfer Tax: \$170.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts  
BK **1111** PG **44-45**

Return recorded document to:  
Terry Lee Wilson, LLC  
2403 East First Street  
Blue Ridge, GA 30513  
File No. 14-466

## Limited Warranty Deed

STATE OF FLORIDA  
COUNTY OF POLK

THIS INDENTURE is made the 21st day of November, 2014, between **William S. Brophy and Linda Brophy**, of the County of Polk, State of Florida ("Grantor"), and **John Buchan**, of the County of Sarasota, State of Florida ("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 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 9th District, 2nd Section, Land Lot 92, Fannin County, Georgia, and being designated as Lot 4, Creekwood Estates, Section I, containing 1.07 acres, more or less, as shown on plat of survey by Franklin D. Russell, GRLS No. 1802, dated April 15, 1991 and recorded in Plat Hanger A-27, Page 3, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

Map Parcel No. 0025 D 011 08

TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being the same property as was conveyed to Grantor herein by Warranty Deed from Jon Stepp dated July 21, 1994 and recorded in Deed Book 215, Page 83, Fannin County Records.

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 Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

William S. Brophy (seal)  
William S. Brophy

Linda Brophy (seal)  
Linda Brophy

Ashley Cornelly  
Witness  
Mialisa Howard  
Notary Public

