

After recording Return to:  
Thomas & Brown, LLC  
3730 Roswell Road, Ste 25  
Marietta, GA 30062  
File No. 17-0783E

DOCH 001954  
FILED IN OFFICE  
4/5/2017 03:38 PM  
BK:2030 PG:406-406  
GLENDA SUE JOHNSON  
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COURT 661-2017-000721  
GILMER COUNTY

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, Made this 30th day of March, 2017 between

**Ernest O. Housner**

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

**Courtney A. Newton**

REAL ESTATE TRANSFER TAX  
PAID: \$279.00

2017-721

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 acknowledged), 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 Lots 113 and 114 of the 11th District, 2nd Section, Gilmer County, Georgia, being Lot 2340, Eagle's Mountain Resort, Unit 71, as per plat recorded in Plat Book 14, Page 222, Gilmer County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Subject to all covenants, conditions, zoning ordinance, 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.

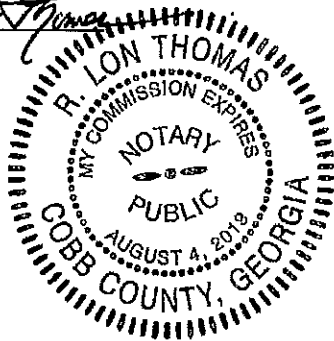
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

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



*Ernest O. Housner*  
Ernest O. Housner (SEAL)