

Prepared By and After Recording Return to:
Send Tax Statements to Grantee (Name and Address):

-----Above This Line Reserve d For Official Use Only-----

WARRANTY DEED
(Limited Partnership or LLC is the Grantor, or Grantee)

This Warranty Deed, Made the _____ day of _____, 20____, by ☐ _____, an Individual, or ☐ _____ and _____, Individuals, or ☐ _____ and _____, Husband and Wife, or ☐ _____, a Limited Liability Corporation organized and existing under the laws of the State of _____, or ☐ _____, a Limited Partnership organized and existing under the laws of the State of _____, hereinafter referred to as “Grantor”, whether one or more, does hereby grant, bargain, sell, and convey unto ☐ _____, an Individual, or ☐ _____ and _____, Individuals, or ☐ _____ and _____, Husband and Wife, or ☐ _____, a Limited Liability Corporation organized and existing under the laws of the State of _____, or ☐ _____ a Limited Partnership organized and existing under the laws of the State of _____, hereinafter called the Grantee, whether one or more, the following lands and property, together with all improvements located thereon, lying in _____ County, State of Georgia, to-wit:

INSERT DESCRIPTION OR ATTACH AS EXHIBIT

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, _____.

WITNESS Grantor(s) hand(s) this the _____ day of _____, 20_____.

A. Signature and Acknowledgment - Individual(s) as Grantor:

Signed, sealed and delivered in the presence of:

Signature of Grantor

Printed Name

Post Office Address

Signature of Grantor

Printed Name

Post Office Address

IN WITNESS WHEREOF, this instrument has been duly executed and sealed by Grantor the day and year first above written.

Signature

Type or Print Name

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My Commission expires: _____

(AFFIX SEAL and STAMP)

Signature

Type or Print Name

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My Commission expires: _____

(AFFIX SEAL and STAMP)

B. Signature and Acknowledgment - LLC as Grantor:

A _____ Limited Liability Company

By: _____

It's _____

Type or Print Name

Signed, sealed and delivered in the presence of

Witness

Notary Public

My Commission expires: _____

(AFFIX SEAL and STAMP)

C. Limited Partnership as Grantor

A Limited Georgia Partnership

By: _____

General Partner

Print or Type Name

Signed and Sealed in the presence of

Witness

Type of Print Name

Notary Public

My commission expired:

Type or Print Name

(AFFIX SEAL and STAMP)

[If there are two or more Grantees and they wish to hold the property as joint tenants with the rights of survivorship, add the following paragraph any where prior to the signature block, if not, just delete this and the following paragraph:

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.]

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
_____	_____
_____	_____
_____	_____
_____	_____