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Georgia Warranty Deed

This **Warranty Deed** is made on _____ by and between _____
with a mailing address of _____
(hereinafter referred to as the "Grantor"), and _____ with a mailing
address of _____ (hereinafter
referred to as the "Grantee").

The Grantor, for and in consideration of the sum of \$_____, the receipt and
sufficiency of which is hereby acknowledged and received, and for other good and
valuable consideration, does hereby grant, bargain, sell and convey unto the Grantee their
heirs and assigns, the following described premises located in the County of
_____, State of _____, described as follows:

Legal Description of the Property

Street Address

Parcel ID Number

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said
Grantee, their heirs, and assigns, forever. The Grantor covenant with the Grantee that the
Grantor is now seized in fee simple absolute of said premises; that the Grantor has full
power to convey same; that the same is free from all encumbrances excepting those set
forth above; that the Grantee shall enjoy the same without any lawful disturbance; that
the Grantor will, on demand, execute and deliver to the Grantee, at the expense of the
Grantor, any further assurance of the same that may be reasonably required, and, with the

exceptions set forth above, that the Grantor warrants to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Grantor's Name

Grantee's Name

Grantor's Signature

Grantee's Signature

Date

Date

Witness Name

Witness Name

Witness Signature

Witness Signature

Date

Date

Notary Acknowledgment

State of _____

County of _____

The foregoing was acknowledged before me this ____ day of _____, by the undersigned, _____, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Printed Name of Notary Public

Signature of Notary Public

My commission expires: _____

(seal)