

WARRANTY DEED

THIS INDENTURE, made this 18th day of October, 2018, between **Montana Lowery Knowles** of the County of Bibb, and the State of Georgia, ("Grantor") and **William John Gregory** ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, administrators, executors 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 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, the following described property, to wit:

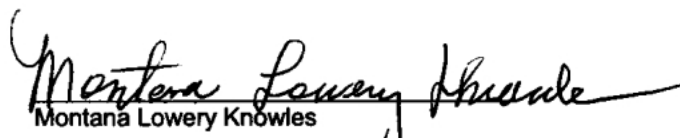
All that tract or parcel of land situate, lying and being in Land Lot 114 of the Sixth Land District, Peach County, Georgia, being known and designated as Lots 4 and 5, Earl L. Card Subdivision, Phase 2, according to a plat of survey of record in Plat Book 14, Page 269, Clerk's Office, Peach Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes.

Subject to all easements, ordinances, covenants, conditions, restrictions and rights-of-way of record, if any.

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 claims of all persons whomsoever.

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


Montana Lowery Knowles