

Prop.#7

2204 Williams St.

171032/RP (3)

BK 6287 PG 108

LOWNDES COUNTY, GA
FILED IN OFFICE

17 OCT -6 AM 10:25

Beth C. Greene
CLERK OF SUPERIOR COURT

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 58.00
DATE October 6 2017
BETH C. GREENE
CLERK SUPERIOR COURT

Record and return to:

Robert A. Plumb
Langdale Vallotton, LLP
1007 North Patterson Street
Post Office Box 1547
Valdosta, Georgia 31603-1547
(229) 244-5400
File No. 171032RP (jj)

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF LOWNDES

THIS INDENTURE, made and entered into on this the 29th day of September in the year of our Lord Two Thousand Seventeen (2017) by and between **Linda Raye Paul, Pamela Sue Gable and Debra Lynn Varnes**, as parties of the first part, hereinafter referred to as "Grantors", and **Canaan Properties, LLC**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee". (The words "Grantors" and "Grantee" include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do grant, bargain, sell, alien, convey, and confirm unto the said Grantee in and to the following described property:

All that tract or parcel of land situate, lying and being in the Northern part of the City of Valdosta, Lowndes County, Georgia, and known as Lot No. 4 in Block "E" of the Wilson Subdivision according to a revised map of survey of said subdivision made by Charles A. Dunbar, C. E. and recorded in the Office of the Clerk of the Superior Court of Lowndes County, Georgia, in Plat Record Book 2, Page 173.

Map & Parcel No. 0114C 281

NEVERTHELESS, HOWEVER this deed and the warranties contained herein are subject to the following:

1. Ad valorem taxes for the year 2018, and subsequent years.
2. All zoning ordinances, easements, rights of way, restrictive covenants and other restrictions of record affecting said bargained premises.

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 Grantors 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 said Grantors have signed and sealed this deed the day and year above written.

Linda Raye Paul (SEAL)
Linda Raye Paul

Pamela Sue Gable (SEAL)
Pamela Sue Gable

Debra Lynn Varnes by (SEAL)
Debra Lynn Varnes, by and through
her attorney in fact, Pamela Sue Gable

Pamela Sue Gable Attorney in fact

Signed, sealed and delivered this
the 29th day of September, 2017,
in the presence of:

[Signature]
Witness

[Signature]
NOTARY PUBLIC

