

Type: WD
Kind: WARRANTY DEED
Recorded: 7/25/2022 1:48:00 PM
Fee Amt: \$104.90 Page 1 of 4
Transfer Tax: \$79.90
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

Participant ID: 4453036099

BK 1517 PG 322 - 325

After Recording Return to:
Lance Law Firm, PC
57 Sears Way
Blairsville, GA 30512
Order No. 2205-BR-13-L

WARRANTY DEED

THIS INDENTURE, made between **LW Investments, LLC, a Tennessee Limited Liability Company**, hereinafter collectively called Grantor, and **Dimeterie Longwell Avery and Ashley Colosi Avery, as joint tenants with right of survivorship**, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantees, the following described real estate:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 any wise appertaining, to the