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PO BOX 4488, CANTON, GA 30114
File # CD17-555

STATE OF GEORGIA
COUNTY OF CHEROKEE

SPECIAL WARRANTY DEED

THIS INDENTURE made this **20th** day of **March, 2017**, between

THOMAS HOLT and ADDLYN HOLT

as party or parties of the first part, hereinafter called Grantor, and

MATTHEW S. HAZLEWOOD

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) 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:

ALL THAT TRACT OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREUPON, LYING AND BEING IN LAND LOT 43, 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING LOT 83 OF BROOKWOOD, PHASE III, AS PER THAT CERTAIN PLAT AT PLAT BOOK 82, PAGES 113-114 FOUND IN THE AFORESAID COUNTY'S REAL ESTATE RECORDS, AND WHICH IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE. 14N02B-111.

COPY

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 those claiming by and through Grantor only.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered this 20 day of March 2017 in the presence of:

[Signature]
Witness

[Signature] (Seal)
THOMAS HOLT

[Signature] (Seal)
ADDLYN HOLT

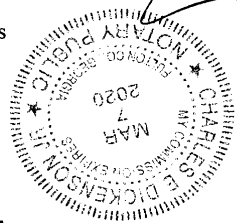
[Signature]
Notary Public
My commission expires

_____ (Seal)

[Attach Notary Seal]

_____ (Seal)

SEAL



PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2017-002557

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME HOLT	FIRST NAME THOMAS	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 704 REDWOOD PASS			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$239,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 3/20/2017	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S LAST NAME HAZLEWOOD	FIRST NAME MATTHEW	MIDDLE S.	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 330 MADISONS WAY			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$239,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY WALESKA, GA 30183 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$239.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A) 330		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION MADISONS Way			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 14N02B-111	ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 14TH	ACRES 0.7	LAND LOT 43	SUB LOT & BLOCK 83, PHASE III
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None