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LOWNDES COUNTY, GA
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Beth C. Greene
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003411

WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF LOWNDES.

THIS INDENTURE made this 2nd day of April, 2015, between YVONNE H. WHITE, as party or parties of the first part, hereinafter called Grantor, and THOMAS GREGORY LEY, of the County of Lowndes, State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words Grantor and Grantee as used herein shall include the plural as well as the singular, and shall also include their respective heirs, personal representatives, successors 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 valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto said Grantee, the following property:

All that tract or parcel of land situate, lying and being in Land Lot 205 and Land Lot 206 of the 11th Land District of Lowndes County, Georgia, and being more particularly described as Lot 2, Block B, McMullen Estates, Phase One, Revision of Lots 1, 2, 3, Block "B", as recorded in Plat Book F, Page 6, in the Office of the Clerk of the Superior Court of Lowndes County, Georgia, which map and survey are hereby incorporated by reference for all purposes of description. Said property has a residence located thereon known as 4349 McMullen Drive, Valdosta, GA

NEVERTHELESS, this conveyance is made subject to the following:

- (1) Ad valorem taxes for 2015 and subsequent years
- (2) Restrictive Covenants and/or Easements of record.
- (3) The encumbrance created by that certain Security Deed from Charles E. White and Yvonne H. White to First Federal Savings and Loan Association, dated October 20, 2011, recorded in Deed Book 4888, Page 103, Lowndes County Georgia Deed Records The Grantee herein by acceptance of this conveyance hereby agrees to assume and pay the remaining balance due under said instrument as it becomes due and to hold the Grantors in said Security Deed harmless for the payment of the same.