

Deed
Recorded 02/02/2022 10:03AM Doc: W/D
Georgia Transfer Tax Paid : \$205.00
CINDY MASON
Clerk Superior Court, Columbia County
B 14093 P 0157

CLERK OF SUPERIOR COURT
COLUMBIA COUNTY, GEORGIA
FILED IN OFFICE

2022 FEB -2 AM 10:03

BOOK 14093 PAGE 157
CINDY MASON, CLERK
PT-61 036-2022-000639

Return Recorded Document to:
DONALD H. WHITE, P.C.
924 STEVENS CREEK ROAD
SUITE 101
AUGUSTA, GA 30907

Exhibit A
Legal Description
738 Leela Ct
Grovetown, GA 30813

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF RICHMOND

File #: R21-1588

This Indenture made this 31st day of January, 2022 between Power Control Systems of GA, Inc., of the County of Columbia, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Tammy Harvey, 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 AND 00/100'S (\$10.00) Dollars** 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,

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, 125th GMD, in a subdivision known as Lakeview Commons, and being more particularly described as follows: Lot 43, Phase II, as further shown on a plat entitled Lakeview Commons revision of Phase II, III, IV by H. Lawson Graham and Assoc., Inc. (GRLS #2122) dated March 13, 2014, and recorded in Plat Cabinet H, Slide 104 #1-2, in the Office of the Clerk of Superior Court for Columbia County, Georgia. Reference is hereby made to said plat for a more complete and accurate description of the metes, bounds and location of said property.

Said property is conveyed subject to any and all applicable easements, restrictions and covenants of record.

074A226A

This Deed is given subject to all easements and restrictions 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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Power Control Systems of GA, Inc.

Witness


By:  (Seal)
Name:
As Its:

Notary Public


DONALD H. WHITE
NOTARY PUBLIC
Richmond County
State of Georgia
My Comm. Expires April 13, 2025