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BRYAN COUNTY
BRYAN COUNTY, GABryan County, Georgia
Real Estate Transfer Tax

Paid

Date

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4-22-05

Clerk of Superior Court

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA

COUNTY OF BRYAN

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} }
WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of April, 2005, between TIVOLI PROPERTIES, LLC, a Georgia limited liability company, as Party of the First Part, and BRIGHAM LAKES HOMEOWNERS' ASSOCIATION, INC., a Georgia non-profit corporation, as Party of the Second Part.

- WITNESSETH -

THAT the said Party of the First Part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations to it in hand paid by the said Party of the Second Part, all and before the sealing 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 the said Party of the Second Part, its successors and assigns, the following described property, to-wit:

ALL those certain tracts or parcels of land situate, lying and being in Bryan County, Georgia, and being known as COMMON AREA GREENSPACE, BRIGHAM LAKES, according to a plat of survey by John O. Parker, Georgia Registered Land Surveyor No. 1850, dated February 17, 2005, and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia, in Plat Slide 550, Pages 5-6. For a more particular description of said property conveyed herein, reference is made to said subdivision map which is incorporated herein and made a part hereof by specific reference.

SUBJECT, HOWEVER, to Declaration of Protective Covenants and Restrictions for Brigham Lakes, recorded in Deed Book 497, Page 539, aforesaid records, as re-recorded in Deed Book 500, Page 147, aforesaid records.

TO HAVE AND TO HOLD the above-described property, together with all and singular, the rights, members, hereditaments and appurtenances unto the same belonging or in anywise appertaining, unto the said Party of the Second Part, its successors and assigns, in fee simple forever;

AND, the said Party of the First Part, for the consideration above named, hereby expressly covenants with the said Party of the Second Part, its successors and assigns, that the said Party of the First Part has full and complete title to the above-described property, and that it has the absolute right to convey

the same, and that there are no liens or encumbrances against said property by which the title thereto can be impaired in any manner. 09 0209 CORP 22 711 38

AND LASTLY, the said Party of the First Part, for itself and its successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Party of the Second Part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed in its name and on its behalf, on the day and year first above written as the date hereof.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

TIVOLI PROPERTIES, LLC

Irish Conley
Jane Smith
Notary Public,
County, Georgia

By Mary H. Stafford (L.S.)
Mary H. Stafford, Member

[NOTARIAL SEAL]

