

**LIMITED WARRANTY DEED  
DEED ONLY – NO TITLE SEARCH**

**STATE OF GEORGIA  
COUNTY OF COBB**

THIS INDENTURE, made the \_\_\_\_ day of \_\_\_\_\_ in the year Two Thousand \_\_\_\_\_ (20\_\_\_\_), by and between

GRANTOR/SELLER NAME(S),

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

GRANTEE/BUYER NAME(S)

as (MUST SELECT ONE)

Tenants in common and not as joint tenants with rights of survivorship,

**OR**

Joint tenants with rights of survivorship and not as tenants in common,

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 (\$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, the following described property:

**[An undivided 100% / one-half / FRACTION interest in the following property:**

**All that tract or parcel of land lying and being in land lot #####, of the ##### district, ##### section, of COUNTY County, Georgia and being more particularly described as follows:**

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 in joint tenants, if so, 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 owning, holding, and claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

**Signed, sealed and delivered in the presence of:**

**GRANTOR:**

\_\_\_\_\_  
(Unofficial Witness)

\_\_\_\_\_  
GRANTOR/SELLER NAME

\_\_\_\_\_  
(Notary Public)  
My Commission Expires: