

ADB

WOOLDRIDGE LAW OFFICES, LLC
28 JACKSON STREET
NEWNAN, GA 30263

E-Filed By:
Troup County County Clerks Office
Clerk of Courts Jackie Taylor
03/26/2025 05:13 PM
Deed Book: 02314
Page: 0172-0173
\$25.00 Base Filing Fee
\$15.00 PT-61 Tax
PT 61:141-2025-000546

WARRANTY DEED

STATE OF GEORGIA, TROUP COUNTY

THIS INDENTURE, made this 25th day of March, in the year two thousand twenty five, between **ANDREW DYLAN BAILEY** as party or parties of the first part, hereinafter called Grantor, and **GRIFFIN BROTHERS INVESTMENTS, LLC** 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 NO/100 (\$10.00) 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 the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lots 138, 139, 147, and 148 of the Fifth Land District of Troup County, Georgia, and being Lot 4, more or less, containing 2.04 acres, being more particularly shown and delineated on plat of survey entitled "Section Two Ridgemoore Estates Subdivision" dated July 23, 1987, prepared by J. Hugh Camp & Associates, as Job No. 2-2203, as recorded in Plat Book 20B, Page 178, Troup County, Georgia Records, said plat of survey being incorporated herein and made a part hereof by reference thereto for the purpose of a more complete and accurate description.

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.