

Johnson Floyd LLP
132 West Park 57 17
Bartley GA 31513-0658

Return to James F. Nelson, Jr.
NELSON & DIXON, LLC
125 North Franklin Street
Dublin, Georgia 31021

087-2015-000696
Laurens County, Georgia
Real Estate Transfer Tax

Paid \$ None
Date May 1, 2015

Jackie H. Dalton
Clerk

State of Georgia, Laurens County
CLERK'S OFFICE, SUPERIOR COURT

Filed May 1, 20 15
Recorded May 1, 20 15
At 11:00 O'clock A M
In Book 2611 Page 17

Jackie H. Dalton
Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made the 28th day of April, in the year Two Thousand Fifteen (2015),
10th day of October, in the year Two Thousand Fourteen (2014),

between

BARBARA BEDINGFIELD-CECIL

of the State of Georgia and County of Fulton as party of the first part, hereinafter called Grantor, and

AMY BEDINGFIELD GRIFFIS

of the State of Georgia and County of Appling, as party 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 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and including but not limited to FULL AND FINAL SETTLEMENT AND RELEASE of any and all claims of every kind, nature and description that Grantee may have in Civil Action File No. 2012CV220071 styled Amy Bedingfield Griffis, Plaintiff, verses Barbara Bedingfield- Cecil and James Andrew Bedingfield, Jr, Defendants, in the Superior Court of Fulton County, Georgia, and that Grantee may have under the Last Will and Testament of James Andrew Bedingfield, Sr., as part of the consideration

2221

hereunder, 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 tract or parcel of land situate, lying and being in Land Lot 40 in the 16th Land District of Laurens County, Georgia, being the west one-half (½) of said Land Lot 40 containing one hundred one and one-quarter (101¼) acres, more or less. Also, all that tract or parcel of land situate, lying and being 6 acres in Land Lot 41 in the 16th Land District of Laurens County, Georgia, being bounded now or formerly as follows. on the north by the Wrightsville and Tennille Railroad, on the west by lands of H. R. Bedingfield, on the south by lands of Joel F. Rivers, and on the west by lands of Joel F. Rivers. The above described real property is the same land described in the Warranty Deed from Edna B. Branch to James Bedingfield, also known as Dr. James Andrew Bedingfield, recorded in Deed Book 318, page 654, in the Office of the Clerk of the Superior Court of Laurens County, Georgia. Furthermore, this is the same land described in the Deed of Assent from James Andrew Bedingfield, Jr., the duly qualified Executor under the Last Will and Testament of James Andrew Bedingfield, Sr., to Barbara Bedingfield-Cecil recorded in Deed Book 2607, page 245, in said Clerk's Office.

TO HAVE AND TO HOLD said tract or parcel of land, together 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.

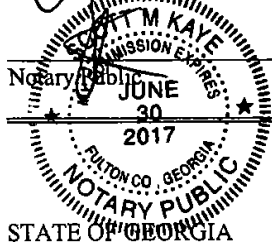
Furthermore, Grantee, her agents, successors and assigns, do hereby irrevocably remise, release, acquit, satisfy and forever discharge Grantor and JAMES ANDREW BEDINGFIELD, JR., the duly qualified Executor under the Last Will and Testament of JAMES ANDREW BEDINGFIELD, SR., as to any and all claims Grantee may have in said Civil Action File No 2012CV220071 and under the Last Will and Testament of James Andrew Bedingfield, Sr and the probate thereof, including any and all claims, demands, obligations, actions, causes of action, rights, damages, costs, expenses, agreements, contracts, covenants, debts, attorney's fees, liens, liabilities or any other claim of any nature which were or could have been raised in said case and under the probate of said Will

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

Signed, sealed and delivered
in the presence of:

Witness

 (SEAL)
BARBARA BEDINGFIELD-CECIL, Grantor



ACKNOWLEDGMENT

STATE OF GEORGIA

COUNTY OF APPLING

IN WITNESS WHEREOF, Grantee has signed and sealed this deed in acknowledge of the discharge of Grantor and JAMES ANDREW BEDINGFIELD, JR., the duly qualified Executor under the Last Will and Testament of JAMES ANDREW BEDINGFIELD, SR., as to any and all claims Grantee may have in regard to said parties and as set forth hereinabove, on this the 24 day of April, 2015.

Signed, sealed and delivered
in the presence of

Witness

 (SEAL)
AMY BEDINGFIELD GRIFFIS
GRANTEE

Notary

