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DOCK 003511 (148)  
FILED IN OFFICE  
10/22/2018 02:15 PM  
DK:615 PG:530-531  
JODY W HOSS  
CLERK OF SUPERIOR COURT  
MORGAN COUNTY  
Clerk's Office Rm 91810  
REAL ESTATE TRANSFER TAX  
PAID: \$44.00

TTAX: 104-2018-001223

Return to: The Alernit Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 341-9666 Fax: (706) 342-9843  
File No. 184539/Miguel Canelo

STATE OF GEORGIA §  
COUNTY OF MORGAN §

### WARRANTY DEED

THIS INDENTURE, made this 22nd day of October, 2018, between **DT&E Holdings, LLC**, a Georgia Limited Liability Company, (hereinafter called "Grantor") and **Miguel Canelo**, of Walton County, Georgia (hereinafter called "Grantee"),

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, his heirs and assigns, all that tract or parcel of land described as follows:

FOR INFORMATION ONLY:

Current Address: 2191 Estes Road, Mansfield, Georgia 30055  
Current Map/Parcel No: Map 022, Parcel 001G  
Deed References: Deed Book 546, page 505

LEGAL DESCRIPTION:

All of that certain lot or parcel of land, together with any improvements located thereon, situate, lying and being located in Land Lot 60 of the 19th Land District, Adsboro (282nd) District, G.M., Morgan County, Georgia, containing FIVE AND 048/100THS (5.048) ACRES, more or less, and being more particularly described as Lot 8 of Morgan Meadows Subdivision and on that certain plat of survey prepared by Paul E. Borders, R.L.S., dated February 6, 1995, of record in Plat Book 15, at page 256, Clerk's Office, Morgan County Superior Court, said plat being incorporated herein and made a part hereof by reference.

The aforesaid property is conveyed subject to the following:


- 1) Taxes for the year 2019 and subsequent years;
- 2) All easements and rights-of-way of record;
- 3) All matters disclosed on the aforesaid plat of survey;
- 4) Any existing restrictive covenants of record; and
- 5) Zoning ordinances of Morgan County, Georgia.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, his heirs and assigns, forever, **IN FEE SIMPLE**.

And Grantor, for itself and its successors and assigns will warrant and forever defend the right and title to the above-described property unto Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and affixed its seal the day and year first above written.

DT&E Holdings, LLC, a Limited Liability Company, acting by and through its Managing Member,

 (SEAL)  
William David Moore

Sworn to & subscribed before me  
this 22nd day of October, 2018.

  
Unofficial Witness

  
Notary Public

