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Fee Amt: \$189.00 Page 1 of 2  
Transfer Tax: \$164.00  
Floyd County Superior Court  
Barbara H. Penson Clerk  
BK **2778** pg **668-669**

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PT-4723

STATE OF GEORGIA  
COUNTY OF FLOYD

**WARRANTY DEED**

This Indenture made this **8th** day of **December, 2022**, between **THOMAS M. GREENWAY and MARY EVELYN GREENWAY**, as party or parties of the first part, hereinafter called Grantor, and **CHRISTIAN J. CADEN**, 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 AND 00/100'S (\$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,

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF BY REFERENCE**

This Deed is given subject to all easements and restrictions of record, if any.

**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**.

**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.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness

  
THOMAS M. GREENWAY (Seal)

  
Notary Public

  
MARY EVELYN GREENWAY (Seal)



**EXHIBIT "A"**

All that tract or parcel of land situated, lying and being in Land Lots 83 and 84 of the 25th District and 3rd Section of Floyd County, Georgia and being more particularly described as 31.62 acres as shown on plat recorded in Plat Book 40, Page 52, in the Office of the Clerk of the Superior Court of Floyd County, Georgia. Said plat is incorporated herein and made a part hereof by reference.