**Return to:**

Joseph P. Giambrone, Esq., Of Counsel Attorney

Estate Lawyers, PLLC

18700 North Hayden Rd., Suite 470

Scottsdale, AZ 85255

**WARRANTY DEED**

**STATE OF {{ state\_name(address.state) }}**

**COUNTY OF {{ county }}**

**Parcel #:**

**THIS INDENTURE**, made this \_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_, between {{ client.name }}, of the City of {{ address.city }} and the County of {{ county }}, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and {{ client.name }} and {{ spouse.name }}, as joint tenants with right of survivorship, 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 $10 in hand, and other good, legal and valuable considerations, 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 premises located in the county of {{ county }}, state of Georgia, described as follows:

**SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.**

Also known as street and number: {{ address.address }}, {{ address.city }}, {{ address.state }} {{ address.zip }}.

DEED PREPARATION ONLY - THIS INSTRUMENT PREPARED BY INSTRUCTION OF THE PARTIES HEREIN.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

**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 behoove 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 Grantees against the claims of all persons whomsoever.

**TO WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the date and year above written.

Note: The property transferred pursuant to this deed is and shall remain the homestead real property of the Grantor.

**Signed, sealed and delivered**

**In the presence of:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**(Seal)**

**Witness Grantor, {{ client.name }}**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**(Seal)**

**Witness**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Notary Public**

**My commission expires: \_\_\_/\_\_\_/20\_\_\_**

**(Notary Seal)**

**EXHIBIT “A”**