



**2014005434 00154**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$16.00**

PRESENTED & RECORDED:  
02-14-2014 04:54:53 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3166**  
**PG: 2844-2845**

Do not write above this line

Excise Tax:	Tax Block, Lot	
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Mail after recording to: Grantee;  
This instrument was prepared by: DAVID H. CAFFEY BOX 57

Brief description for the index:



**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 30th of JANUARY, 2014 , by and between

<p>GRANTOR</p> <p><b>PHILLIP R. CHILDRESS AND WIFE, BARBARA N. CHILDRESS</b> <b>PROPERTY IS NOT PRIMARY RESIDENCE</b></p>	<p>  </p>	<p>GRANTEE</p> <p><b>PIEDMONT INVESTORS GROUP, INC A FLORIDA CORPORATION</b></p>
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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **WINSTON** Township, **FORSYTH** County, North Carolina and more particularly described as follows:

**SEE ATTACHED DESCRIPTIONS EXHIBIT "A".**

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

**IN WITNESS WHEREOF**, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed

and delivered on the date first above written.

Phillip R. Childress (SEAL)  
PHILLIP R. CHILDRESS  
(SEAL)

Barbara N. Childress (SEAL)  
BARBARA N. CHILDRESS

SEAL-STAMP	<p style="text-align: center;">NORTH CAROLINA      COUNTY OF FORSYTH</p> <p>I, <u>David H. Caffey</u> of <u>Forsyth</u> COUNTY, NC certify that <b>PHILLIP R. CHILDRESS &amp; WIFE, BARBARA N. CHILDRESS</b>, appeared before me &amp; acknowledged execution of this instrument. Witness my hand and official stamp or seal, this <u>30TH</u> DAY OF <u>JANUARY</u>, 2014 <u>DH</u></p> <p>My Commission Expires: _____ Notary Public</p> <p style="text-align: right;"><u>David H. Caffey</u></p>
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SEAL-STAMP	<p style="text-align: center;">NORTH CAROLINA – FORSYTH COUNTY</p> <p>I, _____, a Notary Public of County, North Carolina, certify that personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of _____</p> <p>My Commission Expires: _____ Notary Public</p>
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The \_\_\_\_\_ foregoing \_\_\_\_\_ Certificate(s) \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
REGISTER OF DEEDS FOR FORSYTH COUNTY

By \_\_\_\_\_  
Deputy/Assistant Register of Deeds

EXHIBIT "A"

BEING KNOWN AND DESIGNATED AS LOT NO. 1 AS SHOWN ON THE MAP OF RUPERT W. BAGBY PROPERTY AS RECORDED IN PLAT BOOK 19, PAGE 8 IN THE FORSYTH COUNTY REGISTER OF DEEDS, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

LOT 001R, BLOCK 1806 1801 ANDOVER STREET, WINSTON-SALEM, NC 27103