PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

General warranty deed

A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Transfer of Title	**Deeds and conveyance**	**Define, distinguish, apply, retrieve**

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does General warranty deed mean?

A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A general warranty reaches the chain of title broadly. A limited warranty deed limits the grantor's protection to claims arising by, through, or under the grantor.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia deed language and covenants control the exact protection. The deed's warranties are separate from a title-insurance policy.

WORKED EXAMPLE

A preexisting undisclosed title claim from an earlier owner appears after closing, and the grantee looks to the general warranties in the deed.

EXAM TRAP

A broad warranty does not guarantee property condition, market value, or freedom from every visible physical defect.

Memory cue: A broad warranty does not guarantee property condition, market value, or freedom from every visible physical defect.

02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains General warranty deed?

- **A** A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership.
- **B** A limited warranty deed conveys the grantor's interest with covenants limited to title claims arising by, through, or under that grantor, not defects created before the grantor acquired title.
- **C** A quitclaim deed transfers whatever interest, if any, the grantor presently has in the property without covenants that the grantor owns the property or that title is free of defects.
- **D** Title insurance is an indemnity contract protecting an owner or lender against covered loss from specified title defects that exist as of the policy date, subject to exclusions, exceptions, limits, and conditions.

CORRECT ANSWER: A

General warranty deed is correct. A general warranty deed conveys the grantor's interest with broad title covenants protecting the grantee against covered title defects arising both during and before the grantor's ownership. A general warranty reaches the chain of title broadly. A limited warranty deed limits the grantor's protection to claims arising by, through, or under the grantor. Georgia deed language and covenants control the exact protection. The deed's warranties are separate from a title-insurance policy.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- [ ] I can define the term in one precise sentence.
- [ ] I can separate it from the closest look-alike.
- [ ] I can explain the Georgia rule or confirm that the national rule applies.
- [ ] I can answer the practice check and explain every option.

03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

Limited warranty deed

A limited warranty deed conveys the grantor's interest with covenants limited to title claims arising by, through, or under that grantor, not defects created before the grantor acquired title.

https://www.passgeorgiarealestate.com/glossary/limited-warranty-deed

RELATED TERM

Quitclaim deed

A quitclaim deed transfers whatever interest, if any, the grantor presently has in the property without covenants that the grantor owns the property or that title is free of defects.

https://www.passgeorgiarealestate.com/glossary/quitclaim-deed

RELATED TERM

Title insurance

Title insurance is an indemnity contract protecting an owner or lender against covered loss from specified title defects that exist as of the policy date, subject to exclusions, exceptions, limits, and conditions.

https://www.passgeorgiarealestate.com/glossary/title-insurance

RELATED TERM

Marketable title

Marketable title is title reasonably free from substantial doubt, material defects, and probable litigation, such that a prudent purchaser would accept it under the contract.

https://www.passgeorgiarealestate.com/glossary/marketable-title

RECOMMENDED NEXT COMPLETE LESSON

Transfer of Title complete lesson

https://www.passgeorgiarealestate.com/study-guide/transfer-of-title/deeds

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

https://test-takers.psiexams.com/api/content/bulletin/4672

2. Official Code of Georgia Annotated, public access portal

State-authorized public access to current Georgia statutes, including Title 44 property law.

https://www.lexisnexis.com/hottopics/gacode/Default.asp