PASS GEORGIA
REAL ESTATE EXAM PREP

GEORGIA REAL ESTATE EXAM GLOSSARY

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.

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 Limited warranty deed mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A limited warranty narrows the time and source of covered title claims. A general warranty deed provides broader chain-of-title covenants.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Limited warranty deeds are common in Georgia commercial and institutional transactions. The actual language controls, so do not assume the label supplies broader protection.

WORKED EXAMPLE

A corporate owner warrants against encumbrances it created but does not promise to defend a defect caused by an earlier owner.

EXAM TRAP

Limited does not mean the deed transfers only part of the estate. It describes the scope of title covenants.

Memory cue: Limited does not mean the deed transfers only part of the estate.

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 Limited 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: B

Limited warranty deed is correct. 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. A limited warranty narrows the time and source of covered title claims. A general warranty deed provides broader chain-of-title covenants. Limited warranty deeds are common in Georgia commercial and institutional transactions. The actual language controls, so do not assume the label supplies broader protection.

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

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.

https://www.passgeorgiarealestate.com/glossary/general-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

Deed

A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

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

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