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**Warranty Deed legal definition of Warranty Deed**  
Warranty Deed. An instrument that transfers real property from one person to another and in which the grantor promises that title is good and clear of any claims. A deed is a writ.

**Generic Warranty Deed - legal forms**

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above. Grantor Grantor Witness (if required) Witness (if required)

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**How to Get a Warranty Deed and Transfer Property Rights**

A warranty deed is a legal document that people use to transfer property. A warranty deed states that a property owner has sole claim to the property in other words, that no other entity has a lien on the piece of land or home.

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A warranty deed is a transfer of title where the grantor (seller) pledges to the grantee (buyer) that the property is owned free and clear of all liens.

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