8/22/07 9:59:09
BK 566 PG 750
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This document prepared by (and after recording return to):
Firm/Company: Nashville Title Insurance Corp
Address: 2818 Bransford Avenue
City, State, Zip: Nashville, TN 37204
Phone: 866-377-6842

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WARRANTY DEED
(Individual to Husband and Wife)

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JASON D. IVY AND KIMBERLY D. IVY, (formerly known as Kimberly D. Dallas), HUSBAND AND WIFE, ☑ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby convey and warrant unto REGULO BOLANOS AND LUISA SANCHEZ, HUSBAND AND WIFE, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Desoto, State of Mississippi, to-wit:

LOT 2269, SECTION "F", DESOTO VILLAGE SUBDIVISION, IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 1-5, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

COMMONLY KNOWN AS 3630 HEATHCLIFF DRIVE HORN LAKE, MS 38637 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED.

BEING THE SAME PROPERTY CONVEYED TO JASON D. IVY AND KIMBERLY D. DALLAS, UNMARRIED PERSONS, BY DEED FROM GARY FARRIS, A MARRIED PERSON, ON APRIL 4, 1996, OF RECORD IN BOOK 298, PAGE 540, REGISTER'S OFFICE FOR DESOTO COUNTY, TENNESSEE.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2007 shall be ☑ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantor.

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GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the 15 day of Aug, 2007.

JASON D. IVY

KIMBERLY D. IVY

STATE OF TN

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said county and state, on this 15th day of Aug, 2007, within my jurisdiction, the within named JASON D. IVY AND KIMBERLY D. IVY, who acknowledged that (he/she/they) executed the above and foregoing instrument.

Notary Public
Printed Name: Robert Ashley

My Commission Expires:
7-25-2009

Grantor(s) Name, Address, phone:
Jason D. Ivy And Kimberly D. Ivy,
7101 Tulane RD. North Apt. 13
Horn Lake, MS 38637
na

Grantee(s) Name, Address, phone:
Regulo Bolanos And Luisa Sanchez
3630 Heathcliff Drive
Horn Lake, MS 38637
na

SEND TAX STATEMENTS TO GRANTEE

ROBERT ASHLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Robert Ashley
My Commission Expires
July 25, 2009
STATE OF TENNESSEE