

10/27/09 2:15:00 SS
DK W BK 620 PG 90 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of October, 2009, by and between:

Kayla McAnally Montesi, a married person

Grantor(s)

TO

Robert Pete Elardo and wife, Patricia R. Elardo

Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, **Kayla McAnally Montesi**, the undersigned grantor, does hereby **SELL, CONVEY, AND WARRANT** unto, **Robert Pete Elardo and wife, Patricia R. Elardo, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real property, together with all appurtenances and improvements located thereon, said real property being situated in DeSoto County, Mississippi, and being more particularly described as follows to wit:

Indexing Instructions:

307, Phase 6, Windstone Subdivision, located in Section 26, Township 1 South Range 7 West, DeSoto County, Mississippi as recorded in Plat Book 104, Pages 10-11 in the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantors by Warranty Deed of record in Book 594, Page 336, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Al Montesi, husband of Kayla McAnally Montesi, Grantor, for the consideration aforesaid, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey, and confirm unto Grantee, his/hers successors and assigns, all rights, claims, and interest of every kind, character, and description whatsoever which he now has or hereafter may acquire by virtue of his marriage, including homestead and any interest in the Property as all or part of an elective share of a surviving spouse as provided by the laws of the State of Mississippi, but he does not join in the covenants and warranties of this Deed.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 107, Pages 10-11, in the Chancery Clerk's Office of DeSoto County, Mississippi, and 2009 DeSoto County real property taxes, not yet due or payable, which purchaser agrees to assume and pay.

This conveyance is made subject to, Zoning and/or land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property, and any and all matters which would be disclosed by an accurate survey of current date and/or actual inspection of said property.

WITNESS the signature of the Grantors this the 22nd day of October, 2009.

Kayla McAnally Montesi
Kayla McAnally Montesi

Al Montesi
Al Montesi

**STATE OF TENNESSEE
COUNTY OF SHELBY**

On this **22nd** day of **October, 2009**, before me, the undersigned Notary Public, personally appeared Kayla McAnally Montesi and Al Montesi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal and office this 22nd day of October, 2009.

Nichole R. Grimes
Notary Public
NICHOLE R. GRIMES
NOTARY PUBLIC
SHELBY COUNTY, TENNESSEE
COMMISSION EXPIRES 10/12/11

Jamieson

Property Address:
4573 Stone Grove
Olive Branch, MS 38654

Parcel No. 1077-26190-00307.00

MAILING ADDRESS/ TELEPHONE NUMBERS

GRANTOR:

Kayle McAnally Montesi
3127 East Poplar Lake
Germantown, TN 38138

Home: 901-497-3815
Work: n/a

GRANTEES

Robert Pete Elardo
Patricia R. Elardo
4573 Stone Grove Drive
Olive Branch, MS 38654
Home: 662-536-3630
Work: n/a

Prepared By and Return To:
E. Dale Jamieson, Attorney
1115 Halle Park Circle
Collierville, TN 38017
901-853-1532