

**THIS INSTRUMENT WAS PREPARED BY:**

Memphis Title Company  
7518 Enterprise Avenue  
Germantown, Tennessee 38138  
Ph: 901-754-2080  
File No. 1102042 MS 102810

**RETURN TO: X**

Austin Law Firm  
6928 Cobblestone, #100  
Southaven, MS 38654  
662-890-7575

**Name and Address of Seller (Grantor):**

Richard Grant Homes, LLC  
177 Crescent Drive  
Collierville, TN 38017  
Work Phone No.: 901-316-0353  
Home Phone No.: n/a -- use work

**Name and Address of Buyer (Grantee):**

Jason N. Clements and Emily S. Clements  
6775 Clarmore Drive  
Olive Branch, MS 38654  
Work Phone No.: 662-317-3070  
Home Phone No.: 870-620-1080

**WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 15th day of March, 2011 and between

**Richard Grant Homes, LLC, a Tennessee Limited Liability Co**

herein referred to as Grantor, and

Jason Clements and Emily S. Clements, husband and wife.  
tenants by the entirety with full rights of survivorship and not as tenants in  
common  
hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DESOTO**, Mississippi:

Indexing Instructions:

**Lot 10, The Estates of Kyle's Creek, Section A, Northwest Quarter of Section 33, Township 1 South, Range X5 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 104, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.**

Being part of the same property conveyed to the grantor herein by deed of record in Book 642, Page 383, in said Chancery Clerk's Office.

Tax Parcel ID: 1058-3302.0-00010.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 104, Page 20; Easements of record at Book 25, Page 248, Book 519, Page 4, Book 565, Page 739, Book 596, Page 407, Declaration of Covenants, Conditions and Restrictions of record at Book 560, Page 496, amended at Book 571, Page 338, and Book 596, Page 114, Homeowners Association Dues to The Estates of Kyle's Creek, all in the above referenced Chancery Clerk's Office and except for 2011 DESOTO County taxes not yet due and payable, which Grantees agree to assume and pay.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

502-11-0084

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

Richard Grant Homes, LLC

J. Richard Grant  
By J. Richard Grant, Chief Manager  
Signature of Seller

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 15<sup>th</sup> day of March, 2011, before me, a Notary Public of said State and County aforesaid, personally appeared **J. Richard Grant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Chief Manager of Richard Grant Homes, LLC**, the within named bargainer, a Limited Liability Company, and that he/she as such **Chief Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself (or herself) as **Chief Manager**.

WITNESS my hand and Notarial Seal at office this 15th day of March, 2011.

Sheila Deese  
Notary Public



My commission expires: \_\_\_\_\_

Property Address:  
6775 Clarmore Drive  
Olive Branch, MS 38654

Person Responsible for Taxes:  
Jason Clements  
Emily S. Clements

Return to:

~~PREPARED BY & RETURN TO:~~  
**AUSTIN LAW FIRM, P.A.**  
ATTORNEYS AT LAW  
6928 COBBLESTONE DRIVE, SUITE 100  
SOUTHAVEN, MS. 38672  
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