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H

File Number: 20110512
Prepared By & ~~Return To~~:
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WARRANTY DEED

John Nicholas Dancy
8438 Winthrop Court
Germantown, TN 38139
901-461-0583 home
n/a work

GRANTOR

TO

Jesse C. Demastus
And wife, Amber L. Demastus
980 Deer Creek
Hernando, MS 38632
home: 901-491-9134
Work: n/a

GRANTEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Nicholas Dancy and wife, Andrea Dancy**, does hereby sell, convey and warrant unto **Jesse C. Demastus and wife, Amber L. Demastus**, as ~~joint~~ tenants ^{by the entirety,} with right of survivorship and not as tenants in common, the land lying and being situated in **DeSoto County, Mississippi**, more particularly described as follows, to-wit:

Lots 201, Final Plat of Section H, Deer Creek Subdivision, as located in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 87, Page 33 in the Office of the Chancery Clerk, DeSoto County, Mississippi.

Indexing Instructions: Located in Section 6, Township 3 South, Range 7 West,, DeSoto County, Mississippi.

Tax Parcel Numbers: 3073-0612.0-00201.00

Title to the aforescribed property is vested in John Nicholas Dancy. For the consideration cited herein, Andrea Dancy, wife of John Nicholas Dancy, does hereby grant and convey unto the party of the second part, their heirs and assigns, all her present and future claims and interests in said property including but not limited to homestead and the elective share of a surviving spouse; but she does not join in the covenants and warranties of this indenture.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record as set out in Plat Book 87, Page 33; and Restrictive Covenants as shown by Book 474, Page 378; in the office of the Chancery Clerk of DeSoto County, Mississippi;

Real property taxes for the year 2011 have been prorated through the date of closing and shall be the responsibility of the Grantee herein when due and payable.

WITNESS the signature of the Grantor this the 24th day of October, 2011.

John Nicholas Dancy

John Nicholas Dancy

Andrea Dancy

Andrea Dancy

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of October, 2011, within my jurisdiction, the within named John Nicholas Dancy and Andrea Dancy, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

WITNESS my hand and Notarial Seal at office this 24th day of October, 2011.

Hal C. Stanley

Notary Public

My Commission Expires _____

