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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared By: Realty Title, 2396 East Parkway, Hernando, MS 38632 (662) 429-2680

✶ Return To: Realty Title, 2396 East Parkway, Hernando, MS 38632 (662) 429-2680

WARRANTY DEED

Grantor(s): **Georgia L. Abbott**

Address: 9285 Newell Rd., Lake Cormorant, MS 38641

Phone: 901-238-6342 (Home) 662-449-8253 (Work, if any)

Grantee(s): **Kristy L. Bennett**

Address: 5415 Sallie Lane, Horn Lake, MS 38637

Phone: 662-470-4415 (Home) 901-529-1111 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Georgia L. Abbott** do hereby sell, convey and warrant unto **Kristy L. Bennett**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 17, Section B, Church Road Estates Subdivision, situated in Section 2, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 18, Page 28 in the Chancery Clerk's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Pearl River County, Mississippi, and further subject to all applicable building restrictions and the restrictive

covenants of record; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this June 15, 2012.

Georgia L. Abbott
Georgia L. Abbott

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of June, 2012, within my jurisdiction, the within named Georgia L. Abbott, who acknowledged that he/she/they executed the above and foregoing instrument.

[Signature]
(Notary Public)

My commission expires

