

Handwritten initials

Prepared by: O'Brien Law Firm, LLC: 1630 Goodman Rd E, Ste 5, Southaven, MS 38671 (662) 349-3339, File No. 12060041
Indexing Instructions: Lot 1, Vale Subd, Section 15, Township 4 South, Range 8 West, Desoto County, MS, PB 56, Page 45

WARRANTY DEED

Grantor(s): **Todd A. Harden**
Address: 2133 Old US 421 Hwy E. Yadkinville, NC 27055
Phone: 901-371-7916
Grantee(s): **Terry A. Guess**
Address: 8009 Vale Cove Hernando, MS 38632
Phone: 901-395-3629

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **Todd A. Harden, a single person**, does hereby sell, convey and warrant unto Grantee, **Terry A. Guess, a married person**, the following described real property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 1, Vale Subdivision, located in Section 15, Township 4 South, Range 8 West, Desoto County, Mississippi, as recorded in Plat Book 56, Page 45, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee(s), except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against non other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing same based on no representation or warranties express or implied, made by Grantor, but on their own judgment.

Possession is given upon the delivery of this deed; taxes for the year 2012 shall be prorated among the parties.

WITNESS MY SIGNATURE this June 29, 2012

Todd A. Harden

Todd A. Harden

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 29th day of June, 2012 within my jurisdiction, the within named, **Todd A. Harden** who acknowledged to me that he/she/they signed and delivered the foregoing Warranty Deed after being duly authorized so to do.

My commission expires: _____



[Signature]

Notary Public