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DK W BK 696 PG 603  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

This Instrument Prepared by:  
Fearnley, Martin & McDonald, PLLC  
Linda J. Mathis, Attorney – MS Bar Number: 9183  
6389 N. Quail Hollow Road – Suite 202  
Memphis, TN 38120  
Phone No.: (901) 682-5668  
Firm File No.: CRC1211016

✳ After Recording, Return to:  
The McCaskill Law Firm, P.C.  
P.O. Box 1608  
Southaven, MS 38671  
(662) 996-1112  
502274

GRANTOR'S ADDRESS & PHONE NUMBER(S)

125 Burton Place  
Oakland, TN 38060  
Work Phone #: (901)569-7725  
Home Phone #: n/a

GRANTEE'S ADDRESS & PHONE NUMBER(S)

4763 Rosepetal Cove  
Olive Branch, MS 38654  
Work Phone #: 901-737-8274  
Home Phone #: 662-417-7852

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jim Krahl Homes Partners, a General Partnership**, Grantor, does hereby sell, convey and warrant unto **Shelly M. Parent**, Grantee, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Indexing Instructions:

Lot 94, Section B, Rosebury P.U.D. Subdivision, situated in Section 10, Township 2 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 97, Page 29, in the Chancery Clerk's Office of DeSoto County, MS.

Being all or part of the same property conveyed to Jim Krahl Homes Partners, a General Partnership by virtue of that certain Quit Claim Deed dated April 6, 2012, in Book 678, Page 474 in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

The said Grantor does hereby covenant with the Grantee that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for all protective covenants, rights of way, easements, mineral reservations or conveyances of record pertaining to the subject property; and

- 2012 City of Southaven taxes and 2012 DeSoto County taxes, being liens not yet due and payable.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 97, Page 29, in the Chancery Court Clerk's Office of DeSoto County, Tennessee.
- Zoning and Subdivision regulations and health department regulations in effect for DeSoto County.
- Easements for public roads and public utilities for record in said county.

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

WITNESS THE SIGNATURE OF THE GRANTOR this 12th day of December, 2012.

Jim Krahl Homes Partners  
a General Partnership

BY: [Signature]  
Michael A. Fearnley, Partner

BY: [Signature]  
Jim Krahl, Partner

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 12th day of December, 2012, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Michael A. Fearnley and Jim Krahl, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Partners of Jim Krahl Homes, the within named bargainor, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such Partners.

WITNESS my hand and Notarial Seal at office the day and year above written.

[Signature]  
NOTARY PUBLIC



My Commission Expires:  
10-18-14

Property Address: 4763 Rosepetal Cove  
Olive Branch, MS 38654  
Tax Parcel No: 2072-1013.0-00094.00

After Recording Return to: