



11/17/16 2:52:17  
DK W BK 808 PG 675  
DESOTO COUNTY, MS  
MISTY HEFFNER, CH CLK

---

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:  
GARY P. SNYDER, MSB#7682  
ATTORNEY GARY P. SNYDER, PLLC  
6897 Crumpler Blvd., Suite 100  
Olive Branch, MS 38654  
(662) 895-2996

GRANTOR(S) ADDRESS:  
Bob White Land, LLC  
130 Atherton Oaks Dr.  
Novato, CA 94945  
Phone: 415-729-1045

GRANTEE(S) ADDRESS:  
Hacks-Desoto BC LLC  
P.O. Box 866  
Olive Branch, MS 38654  
Phone: 662-895-0099

GRANTOR(S) ADDRESS:  
Bob White Farms, LLC  
231 West Cherry Circle  
Memphis, TN 38117  
Phone: 901-312-4906

GRANTOR(S) ADDRESS:  
RTA Properties, LLC, c/o SunTrust Bank  
999 S. Shady Grove Rd. #202  
Memphis, TN 38120  
Phone: 901-415-7065

GRANTOR(S) ADDRESS:  
THT, III Properties, LLC, c/o SunTrust Bank  
999 S. Shady Grove Rd. #202  
Memphis, TN 38120  
Phone: 901-415-7065

GRANTOR(S) ADDRESS:  
BST Properties, LLC, c/o SunTrust Bank  
999 S. Shady Grove Rd. #202  
Memphis, TN 38120  
Phone: 901-415-7065

GRANTOR(S) ADDRESS:  
RCT Properties, LLC, c/o SunTrust Bank  
999 S. Shady Grove Rd. #202  
Memphis, TN 38120  
Phone: 901-415-7065

INDEXING INSTRUCTIONS: SE ¼ of Section 23, Township 1 South, Range 6 West, DeSoto County, Mississippi

---

**BOB WHITE LAND, LLC, et al**

**GRANTORS**

**TO**

**HACKS-DESOTO BC LLC**

**GRANTEE**

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, BOB WHITE LAND, LLC (a 25% undivided interest), BOB WHITE FARMS, LLC (a 25% undivided interest), RTA PROPERTIES, LLC (12.50% undivided interest), THT, III PROPERTIES, LLC (a 12.50% undivided interest), BST PROPERTIES, LLC (a 12.50% undivided interest), and RCT PROPERTIES, LLC (a 12.50% undivided interest), (collectively, "Grantors"), do hereby grant, bargain, sell, convey and warrant specially unto HACKS-DESOTO BC LLC, a Mississippi limited liability company, (herein "Grantee"), the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Being a tract of land located in the Southeast Quarter of Section 23, Township 1 South, Range 6 West, DeSoto County, Mississippi, being Parcel III of the property conveyed to Bob White Land, LLC, et al in Deed Book 569, Page 754, and being more particularly described as follows:

Commencing at a found ½" pipe at the southeast corner of Lot 30 of Metro Industrial Park Phase 3, Section B, as recorded in Plat Book 22, Page 54; thence South 00 degrees 08 minutes 28 seconds West for a distance of 113.79 feet to a found 5/8" rebar; thence South 00 degrees 08 minutes 28 seconds West for a distance of 580.00 feet to a set ½" rebar, said point being the Point of Beginning; thence South 89 degrees 37 minutes 51 seconds East for a distance of 916.03 feet to a set ½" rebar on the west right of way line of Hacks Cross Road (40' from centerline); thence along the west line of said road, South 00 degrees 48 minutes 04 seconds East for a distance of 330.28 feet to a set ½" rebar; thence South 89 degrees 09 minutes 22 seconds West for a distance of 20.00 feet to a set ½" rebar; thence South 00 degrees 48 minutes 04 seconds East for a distance of 20.06 feet to a set ½" rebar; thence North 89 degrees 09 minutes 22 seconds East for a distance of 20.00 feet to a set ½" rebar; thence South 00 degrees 48 minutes 04 seconds East for a distance of 162.72 feet to a point; thence South 01 degree 42 minutes 08 seconds East for a distance of 115.06 feet to a set magnail in Desoto Road; thence along the centerline of said road, South 89 degrees 26 minutes 18 seconds West for a distance of 928.23 feet to a set magnail; thence leaving said road, North 00 degrees 08 minutes 28 seconds East for a distance of 643.02 feet to the Point of Beginning and containing 13.44 acres more or less and according to a survey prepared by Everette D. West, MS PLS No. 3234.

All bearings relative to Mississippi State Plane Coordinate System. Said property is subject to all right of way, easements, and restrictions of record.

The warranty in this Deed is subject to Restrictions recorded in Book 482, Page 263; a Right of Way Easement to Northcentral Mississippi Electric Power Association recorded in Book 190, Page 2; a Right of Way to DeSoto County, Mississippi recorded in Book 357, Page 542; and a Construction Easement to DeSoto County, Mississippi recorded in Book 357, Page 557, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi. It is further subject

to building and zoning regulations in effect in DeSoto County, Mississippi, building setbacks and easements for public roads and public utilities.

IT IS AGREED AND UNDERSTOOD that taxes for the year 2016 have been prorated and will be paid by the Grantee when and as due. Possession shall take place upon delivery of this Deed.

WITNESS THE SIGNATURES OF THE AUTHORIZED REPRESENTATIVES OF THE GRANTORS, as of the 10<sup>th</sup> day of November, 2016.

Signature pages follow

BOB WHITE LAND, LLC, a Mississippi limited liability company

BY: Catherine S Trahan  
Catherine S. Trahan, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

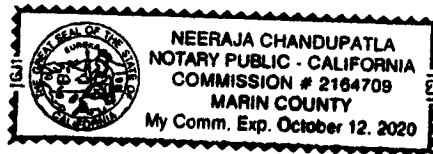
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF MARIN )

On Nov. 10<sup>th</sup>, 2016, before me, Neeraja Chandupatla Notary Public, personally appeared Catherine S. Trahan, Manager of Bob White Land, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Neeraja Chandupatla  
(Seal)



BOB WHITE FARMS, LLC, a Mississippi limited liability company

BY: J. Bayard Snowden  
J. Bayard Snowden, Manager

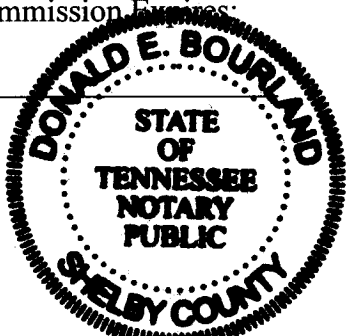
STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, on this 8<sup>th</sup> day of November, 2016, within my jurisdiction, the within named, J. Bayard Snowden, who acknowledged that he is Manager of BOB WHITE FARMS, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

Donald E. Bourland  
NOTARY PUBLIC

My Commission Expires:



My Comm. Exp. 12/08/2017

RTA PROPERTIES, LLC, a Mississippi limited liability company

BY: *Arthur W. Oliver*  
Arthur W. Oliver, II, Chief Manager

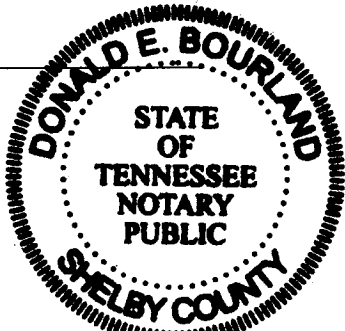
STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, on this 9<sup>th</sup> day of November, 2016, within my jurisdiction, the within named, Arthur W. Oliver, II, Chief Manager of RTA PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

*Donald E. Bourland*  
NOTARY PUBLIC

My Commission Expires:



My Comm. Exp. 12/08/2017

THT, III PROPERTIES, LLC, a Mississippi limited liability company

BY: Arthur W. Oliver  
Arthur W. Oliver, II, Chief Manager

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, on this 9<sup>th</sup> day of November, 2016, within my jurisdiction, the within named, Arthur W. Oliver, II, Chief Manager of THT, III PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

Donald E. Bourland  
NOTARY PUBLIC

My Commission Exp. \_\_\_\_\_



My Comm. Exp. 12/08/2017

BST PROPERTIES, LLC, a Mississippi limited liability company

BY: *Arthur W. Oliver, II*  
Arthur W. Oliver, II, Chief Manager

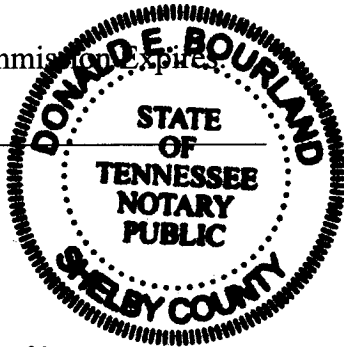
STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, on this 9<sup>th</sup> day of November 2016, within my jurisdiction, the within named, Arthur W. Oliver, II, Chief Manager of BST PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

*Donald E. Bourland*  
NOTARY PUBLIC

My Commission Expires \_\_\_\_\_



My Comm. Exp. 12/09/2017

RCT PROPERTIES, LLC, a Mississippi limited liability company

BY: *Arthur W. Oliver, II*  
Arthur W. Oliver, II, Chief Manager

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said County and State, on this 9<sup>th</sup> day of November, 2016, within my jurisdiction, the within named, Arthur W. Oliver, II, Chief Manager of RCT PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

*Donald E. Bourland*  
NOTARY PUBLIC



My Commission Expires: