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Misty Heffner, Chancery Court Clerk  
DeSoto County, MS  
CCAMYRE, DC

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R170109

Prepared By: Realty Title, 3030 Forest Hill-Irene, Suite 101, Germantown, TN 38138 (901)260-0101

Return To: Graves, Smith, Palmetree & Shaw, PLLC, 140 W. center Street, Hernando, MS 38632,  
(662) 429-9302

### WARRANTY DEED

Grantor(s): **Aaron C. Bartlett and Wendy A. Bartlett**

Address: 969 Greycliff Rd., Collierville, TN 38017

Phone: (662) 671-3817 (Home) N/A (Work, if any)

Grantee(s): **Wendy M. Ballenger ET VIA**

Address: 9140 HUNTERS RUN DR, OLIVE BRANCH MS 38654

Phone: 417 880 6119 (Home) N/A (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, **Aaron C. Bartlett and wife, Wendy A. Bartlett** do hereby sell, convey and warrant unto **Wendy M. Ballenger and Michael Eugene Walborn**, as joint tenants with full rights 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:

**LEGAL DESCRIPTION: Lot 22, Section C, Hunters Run Subdivision, situated in Sections 16 and 21, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 22, Page 59-60 in the Chancery Clerk's Office of Desoto County, Mississippi.**

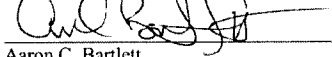
TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell

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 Desoto 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.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

WITNESS our signature this June 29, 2017.



Aaron C. Bartlett



Wendy A. Bartlett

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of June, 2017, within my jurisdiction, the within named, Aaron C. Bartlett and Wendy A. Bartlett, who acknowledged that they executed the above and foregoing instrument.

  
(Notary Public)

My commission expires:

9/17/17

