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DESOTO COUNTY, MS  
MISTY HEFFNER, CH CLK

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Return To: Perfect Title, LLC 7125 Getwell Rd., Ste. 201, Southaven, MS 38672 (662) 349-6900  
File No. 170465

<b><u>Prepared by and Return To:</u></b> Dudley B. Bridgforth (MSB #4547) Bridgforth, Buntin & Emerson, PLLC P. O. Box 241 Southaven, MS 38671 (662) 393-4450	<b><u>Grantors' Address and Telephone Number:</u></b> LANEY FUNDERBURK FAMILY, LP, et al 1805 Hawthorne Drive Hernando, MS 38632 Home Phone: (901) 262-8113 Work Phone: (901) <u>262-8113</u>
<b><u>Indexing Instructions:</u></b> SE ¼ Section 3, Township 2 South, Range 7 West, DeSoto County, MS.  File #2017127512	<b><u>Grantee's Address and Telephone Number:</u></b> GARDENS OF BELLE POINTE, LLC 2160 Park Place Cove Nesbit, MS 38651 Home Phone: N/A Work Phone: (901) 870-6849

## 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 of all of which is hereby acknowledged, LANEY FUNDERBURK FAMILY, LP, a Mississippi limited partnership, ANDREA WHITTEN WILLIFORD FAMILY, LP, a Mississippi limited partnership, and WHITTEN LAND COMPANY, LLC, a Mississippi limited liability company, Grantors, do hereby bargain, sell, convey, and warrant unto GARDENS OF BELLE POINTE, LLC, a Mississippi limited liability company, Grantee, all of their right, title, and interest, in and to the following described property being situated in the City of Southaven, DeSoto County, Mississippi, more particularly described as follows, to-wit:

A DESCRIPTION OF A 56.67 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 WEST; DESOTO COUNTY MISSISSIPPI

COMMENCING AT THE COMMONLY ACCEPTED SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, SAID POINT BEING A PK NAIL FOUND IN THE CENTER OF CHURCH ROAD; RUN THENCE

N87°35'13"W FOR A DISTANCE OF 1,398.65 FT. TO 1/2 INCH REBAR SET ON THE NORTHERN RIGHT-OF-WAY OF CHURCH ROAD (53.00 FT. FROM CENTERLINE) AND THE POINT OF BEGINNING OF THE FOLLOWING TRACT OF LAND; RUN THENCE THE FOLLOWING CALLS ALONG SAID NORTHERN RIGHT-OF-WAY OF CHURCH ROAD: N89°41'18"W FOR A DISTANCE OF 831.27 FT. TO A 1/2 INCH REBAR SET; THENCE N89°44'09"W FOR A DISTANCE OF 237.24 FT. TO A 1/2 INCH REBAR SET (53.00 FT. FROM CENTERLINE); THENCE N44°44'09"W FOR A DISTANCE OF 282.84 FT. TO A 1/2 INCH REBAR SET (253.00 FT. FROM CENTERLINE); THENCE N89°44'09"W FOR A DISTANCE OF 10.00 FT. TO A 1/2 INCH REBAR SET ON THE SAID NORTHERN RIGHT-OF-WAY OF CHURCH ROAD (253.00 FT. FROM CENTERLINE); RUN THENCE N00°17'18"E, LEAVING SAID NORTHERN RIGHT-OF-WAY OF CHURCH ROAD, FOR A DISTANCE OF 1,704.27 FT. TO A 1/2 INCH PIPE FOUND AT THE SOUTHWEST CORNER OF SECTION "C" OF THE BELLE POINTE SUBDIVISION; RUN THENCE N88°30'09"E FOR A DISTANCE OF 671.49 FT. TO A 1/2 INCH PIPE FOUND; RUN THENCE N88°28'37"E FOR A DISTANCE OF 391.37 FT. TO A POINT LOCATED S01°03'05"E A DISTANCE OF 0.54 FT. FROM A 1/2 INCH PIPE FOUND; RUN THENCE S29°36'39"E FOR A DISTANCE OF 232.61 FT. TO A 1/2 INCH PIPE FOUND; RUN THENCE S29°46'39"E FOR A DISTANCE OF 170.40 FT. TO A 1/2 INCH REBAR SET; RUN THENCE S11°25'48"E FOR A DISTANCE OF 604.06 FT. TO A 1/2 INCH REBAR SET; RUN THENCE S08°00'35"W FOR A DISTANCE OF 72.07 FT. TO A 1/2 INCH PIPE FOUND; RUN THENCE S07°34'58"W FOR A DISTANCE OF 248.26 FT. TO A 1/2 INCH PIPE FOUND; RUN THENCE S08°02'56"W FOR A DISTANCE OF 258.37 FT. TO A 1/2 INCH PIPE FOUND; RUN THENCE S07°48'21"W FOR A DISTANCE OF 246.30 FT. TO A 1/2 INCH PIPE FOUND; RUN THENCE S00°06'31"W FOR A DISTANCE OF 179.27 FT. TO A 1/2 INCH REBAR SET ON THE NORTHERN LINE OF CHURCH ROAD (53.00' FROM CENTERLINE) AND THE POINT OF BEGINNING, CONTAINING 56.67 ACRES, MORE OR LESS. ALL BEARING ARE REFERENCED TO GEODETIC NORTH AS DETERMINED BY GPS OBSERVATION.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, all subdivision and zoning regulations in effect in DeSoto County, Mississippi; and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year to be paid by Grantors.

Possession is to be given with delivery of the deed.

WITNESS my signature this 29<sup>th</sup> day of January, 2018.

LANEY FUNDERBURK FAMILY, LP  
A Mississippi Limited Partnership

By: Betty B. Whitten Funderburk  
Betty B. Whitten Funderburk, General Partner  
Dated: 1/29/18

ANDREA WHITTEN WILLIFORD FAMILY, LP,  
A Mississippi Limited Partnership

By: Andrea Whitten Williford  
Andrea Whitten Williford, General Partner

Dated: 1/29/18

WHITTEN LAND COMPANY, LLC, a Mississippi  
Limited Liability Company

By: Kristopher A. Whitten  
Kristopher A. Whitten, Member/Manager

Dated: 1/29/18

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS DAY PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforesaid, the within named <sup>mb</sup> ~~Whitten~~ <sup>CHRISTOPHER</sup> FUNDERBURK, who acknowledged that he is the General Partner of the Laney Funderburk Family LP, a Mississippi limited partnership, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and official seal this the 29<sup>th</sup> day of January, 2018.

(Seal)



Melissa S. Bitner  
Notary Public

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS DAY PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforesaid, the within named ANDREA WHITTEN WILLIFORD, who acknowledged that she is the General Partner of the Andrea Whitten Williford Family LP, a Mississippi limited partnership, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and official seal this the 29<sup>th</sup> day of January, 2018.

(Seal)



Melissa S. Bittner  
Notary Public

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS DAY PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforesaid, the within named KRISTOPHER A. WHITTEN, who acknowledged that he is the Member/Manager of Whitten Land Company, LLC, a Mississippi limited liability company, and that for and on behalf of the 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 to do so.

Given under my hand and official seal this the 29<sup>th</sup> day of January, 2018.

(Seal)



Melissa S. Bittner  
Notary Public