

This instrument prepared by and return to:
Preferred Title & Escrow, LLC
7894 Winchester Rd., Suite 500
Memphis, TN 38125

After Recording, Return to:
The McCaskill Law Firm, P.C.
P.O. Box 1608

Southaven, MS 38671
(662) 996-1112 5018115

✓ 5/16/18 1:52:43
OK W BK 856 PG 120
DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of May, 2018 by and between, Birdie Cooperwood, single, parties of the first part, and Samuel Bridgeforth, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 1, Section A, Stonehedge Place Subdivision, situated in Section 29, Township 1 South, Range 7 West, Desoto County, Mississippi, as shown on plat of record in Plat Book 38, Page 2 in the Chancery Clerk's Office of Desoto County, Mississippi.

Being the same property conveyed to grantor, Birdie Cooperwood, herein by Warranty Deed of record at Book 489, Page 784, dated January 3, 2005, filed January 4, 2005, in the Chancery Clerk's Office of Desoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except:

2018 DeSoto County real property taxes, being liens not yet due and payable, subject to Subdivision Restrictions, Building Lines and Easements of record at Plat Book 382, Page 158, Plat book 402 Page 786 and easements all being of record in said Register's Office of DeSoto County and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Birdie Cooperwood
Birdie Cooperwood

State of Tennessee
County of Shelby

Before me, the undersigned Notary, personally appeared Birdie Cooperwood to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and who, acknowledged that she executed the same as her act and deed.

WITNESS my hand, at office, this 7th day of May, 2018.

Pamela Webster
Notary Public Pamela Webster
My commission expires: 04/07/19



Property Owner Name and address

SAMUEL Bridgeforth - GRANTEE
1200 Redfield Circle, Southaven, MS 38671
(H) 901-337-7175

Property Address:

1200 Redfield Dr.
Southaven, MS 38671

Mail Tax Bills To:

X

Parcel #: 1079-2905.0-00001.00

GRANTORS Address:
Birdie Cooperwood
1582 Golden Oaks Loop N.
Southaven, MS 38671
(H) 313-682-4148