

5/09/19 1:33:41
OK W BK 887 PG 508
DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

Prepared by:
Armistead Law, PLLC
Hugh H. Armistead, Atty., MSB#1615
6879 Crumpler Boulevard, Suite 100
Olive Branch, MS 38654
Telephone 662-895-4844

Return to:
* Austin Law Firm, P.A.
6928 Cobblestone Drive, Suite 100
Olive Branch, MS 38654
Telephone 662-890-7575

03-19-3986

TOMAS TELLO
P.O. Box 363, Nesbit, MS 38651
Home/Business No.: (901) 461-6601

GRANTOR,

TO

WARRANTY DEED

ERIKA GRAMMER, ET VIR
5378 Bent Road, Southaven, MS 38671
Home/Business No.: (901) 356-6054

GRANTEE

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, I, **TOMAS TELLO**, the undersigned Grantor, do hereby sell, convey and warrant unto **ERIKA GRAMMER and husband, MATTHEW G. GRAMMER**, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 17, Windsor Trace Subdivision, situated in Section 5, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 102, at Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

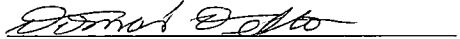
2

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Southaven and DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyances or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on and under subject property.

Grantor hereby confirms that the subject property does not constitute any part of his homestead.

Real estate taxes for the current year shall be prorated, and possession shall take place upon delivery of deed.

WITNESS MY SIGNATURE, this the 3rd day of May, 2019.



TOMAS TELLO

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 3rd day of May, 2019, within my jurisdiction, the within named **Tomas Tello**, who acknowledged that he executed the above and foregoing Warranty Deed.



NOTARY PUBLIC

My Commission Expires:

