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DESOTO COUNTY, MS
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Prepared by: Guardian Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536), 5740 Getwell Road, Building 6C, Southaven, MS 38672 (662)262-1800
File No.: 1901089AMS

Return to:  Guardian Title, LLC, 5740 Getwell Road, Building 6C, Southaven, MS 38672 (662)262-1800

WARRANTY DEED

Grantor(s): Vancil Construction, LLC
Address: 459 N. Crockett Rd., Senatobia, MS 38668
Phone: 662-292-6008 / None

Grantee(s): Brother's Keeper Investments LLC
Address: 1055 Church Rd E, Southaven, MS 38671
Phone: 901-258-8987 / None

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor(s), **Vancil Construction, LLC**, do(es) hereby sell, convey and warrant unto **Brother's Keeper Investments LLC**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 388, Section B, South 1/2 and Section East of Cow Pen Creek, DeSoto Village Subdivision, on Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by the plat recorded in Plat Book 8, Page 16, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel No.: 1088-3402.0-00388.00

Being the same property conveyed to Vancil Construction, LLC by Memphis Wealth Builders, LLC, a Mississippi Limited Liability Company in an instrument dated February 2, 2016 and recorded February 5, 2016 in Book 783, Page 795.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2019 shall be prorated among the parties.

The Grantor herein warrants and covenants that the subject property constitutes no part of the Grantor homestead and that the property is not subject to the homestead interests of any person at this time.

WITNESS THE UNDERSIGNED SIGNATURE(S) this 3rd day of July, 2019.

Vancil Construction, LLC

BY: William Keith Vancil, Jr.
William Keith Vancil, Jr
Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned, authority in and for the said county and state, on this 3rd of July, 2019, within my jurisdiction, the within named William Keith Vancil, Jr., who acknowledged that he is Member of Vancil Construction, LLC and that in said representative capacity he executed the above and foregoing instrument after first having been duly authorized so to do.

[Signature]
Notary Public

My Commission Expires: Affix Official Seal

