



File No: 2019098826
Prepared By & Return To:
Bridgforth, Buntin & Emerson, PLLC
5293 Getwell Road
Southaven, MS 38672
(662) 393-4450

WARRANTY DEED

PLEASANT HILL LAND & DEVELOPMENT CO., INC.
3606 BRIDGFORTH ROAD
OLIVE BRANCH, MS 38654
662-895-4441

GRANTORS

TO
CAPITAL HOMES, LLC
4855 Delbridge Ct W
Olive Branch, MS 38654
WORK:HOME 901-461-8109

GRANTEES

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, **PLEASANT HILL LAND & DEVELOPMENT CO. INC.**, does hereby sell, convey and warrant unto **CAPITAL HOMES, LLC**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lots 177 & 196, Section C, Phase III, Area 3, Robinson Crossing Subdivision, situated in Section 11, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 129 Page 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

Memphis Title
1143 fedex

Declaration of Covenants, Conditions and Restrictions of record as recorded in Book 901, Page 284, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Subdivision restrictions building lines and easements of record as recorded in Book 129, Page 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Easements of record as recorded in Book 534, Page 147, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year to be paid by Grantor.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized representative of said PLEASANT HILL LAND & DEVELOPMENT CO., INC., this the 21st day of November, 2019.

PLEASANT HILL LAND & DEVELOPMENT CO., INC.

By: *Barry W. Bridgforth, Sr.*
BARRY W. BRIDGFORTH, SR., PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 21st day of November, 2019, within my jurisdiction, the within named, BARRY W. BRIDGFORTH, SR., who acknowledged that he is PRESIDENT of PLEASANT HILL LAND & DEVELOPMENT CO., INC. and that in said representative capacity, he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires:

Janet R. O'Daniel
Notary Public

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