



12/10/2019 10:16:57 AM  
DK W BK 906 PG 584-585  
DESOTO COUNTY, MS  
Misty Heffner  
CHANCERY CLERK

Space Above This Line for Recording Data

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.: **1902218A-MS**

**FX** Return to: **Summit Title & Escrow LLC, 2650 Thousand Oaks Blvd, Memphis, TN 38118 (901)881-8600**

### WARRANTY DEED

Grantor(s): **James McCrary, a married person**  
Address: **2176 Country Club Rd., Senatobia, MS 38668**  
Phone: **901-652-4703**

Grantee(s): **JEFF 1, LLC**  
Address: **5001 Plaza on the Lake, Ste 200**  
**Austin, TX 78746**

**Send all tax bills to:**  
**JEFF 1, LLC**  
**5001 Plaza on the Lake, Ste 200**  
**Austin, TX 78746**

Phone: 512-851-8911

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), **James McCrary, a married person**, do(es) hereby sell, convey and warrant unto **JEFF 1, 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 179, Second Revision, Section A, Stonehedge Place Patio Homes, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 46, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**Parcel No.: 1-07-9-29-03-0-00 179.00**

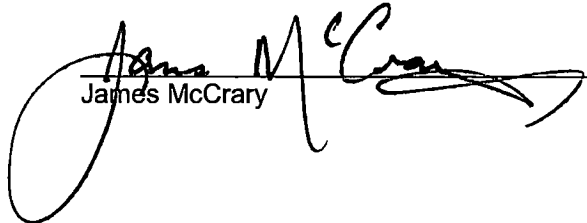
**Being the same property conveyed to James McCrary by Shapiro & Brown, LLC, Substituted Trustee in an instrument dated August 14, 2019 and recorded August 21, 2019 in Book 897, Page 202.**

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 26 day of November, 2019.

  
James McCrary

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of November, 2019, within my jurisdiction, the within named James McCrary, who acknowledged that he executed the above and foregoing instrument.

  
Notary Public

My Commission Expires:



Affix Official Seal