

DM 7/18/14 10:52:29
BP DK W BK 739 PG 608
DESO TO COUNTY, MS
DM W.E. DAVIS, CH CLERK

Cover Sheet

Prepared By and Return To:

Memphis Title Company
7518 Enterprise Avenue
Germantown, TN 38138
901-759-3900

W
(pd)

Grantor:

BANK Plus
8990 Pigeon Roost Road
Olive Branch, MS 38654
662-890-3124

Grantee:

Regency Homebuilders, LLC
1364 Cordova Cove
Germantown, TN 38138
901-275-8502

Indexing Instructions

INDEXING INSTRUCTIONS: Lot 15, Cherokee Ridge Part of Cherokee Valley PUD, Section 31 Township 1 South, Range 6 West Plat Book 64, Pages 31-31; Lot 95, Fourth Addition, Cherokee Ridge, Part of Cherokee Valley PUD, Section 31, Township 1 South, Range 6 West, Plat Book 83 Page 48; Lots 145, 149, 150, 151, 154, 156, 158, 161, 162, 164, Seventh Addition, Cherokee Ridge, Part of Cherokee Valley, PUD Section 31, Township 1 South, Range 6 West Plat Book 92, Page 42; Lot 89, Phase 2, College Park S/D, Section 11, Township 2 South, Range 6 West, Plat Book 18, Page 20; Lots 515, 520, 523, 525, 526, 530, Area 5, Section "B", Snowden Grove PUD, Section 3, Township 2 South, Range 7 West; Plat Book 103, Pages 31-32; Lots 2, 4, 5, 7, 11, 12, 16, Area 6, Section A, Snowden Grove PUD, Section 3, Township 2 South, Range 7 West, Plat Book 94, Pages 44-46; Lots 457, 458, 459, 462, 464, 465, Area 10, Snowden Grove PUD, Section 3, Township 2 South, Range 7 West, Plat Book 103, Pages 34-35; Lots 537, 538, 540, 542, 543, 544, 545, Area 11, Snowden Grove PUD, Section 3, Township 2 South, Range 7 West, Plat Book 103, Pages 36-37; Lots 196, 199, 207, 210, 213, 215, 218, 219, 223, 224, 231, 235, Area 6, Section B, Snowden Grove PUD, Section 3, Township 2 South, Range 7 West, Plat Book 100, Pages 33-34; Lot 11, Phase "A", Dawkins Farms Subdivision, Section 9, Township 2 South, Range 6 West, Plat Book 98, Pages 17-19; Lot 172, Chateau Pointe Subdivision, Section 18, Township 2 South, Range 7 West, Plat Book 47-48

*Lots 141, 146, 152 Ph 3 College Park S/D Sec 11, Township 2 Range 6 West
PB 85 pgs 21-23*

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
Ph: 901-759-3900
File No. 1406094 MS 102810

Name and Address of Seller (Grantor):
BankPlus.
8990Pigeon Roost Road
Olive Branch, MS 38654
Work Phone No.: 662-890-3138
Home Phone No.: n/a

Name and Address of Buyer (Grantee):
Regency Homebuilders, LLC, A Tennessee Limited Liability
1364 Cordova Cove
Germantown, TN 38138
Work Phone No.: 901-275-8502
Home Phone No.: n/a

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 14th day of July, 2014 and between

BankPlus, A Mississippi Banking Corporation

herein referred to as Grantor, and

Regency Homebuilders, LLC, A Tennessee Limited Liability Co.

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Desoto County Mississippi:

Indexing Instructions: See cover page
Reference Legal Exhibit "A" for Legal description and exceptions

Seller makes no warranty or representation, express or implied, or arising by operation of Law, including but in no way limited to, any warranty of title, conditions, habitability, merchantability or fitness for a particular purpose, all of which representation and warranties, to the fullest extent permitted by law, are hereby expressly disclaimed.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

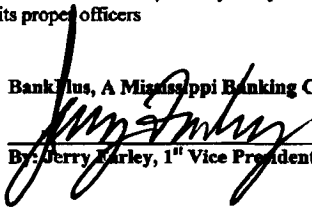
The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

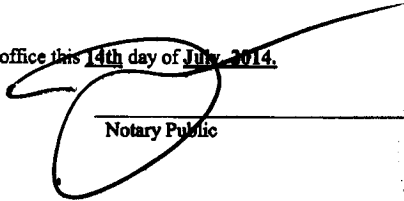
Bank Plus, A Mississippi Banking Corporation

By:  _____
Jerry Farley, 1st Vice President

STATE OF Tennessee
COUNTY OF Shelby

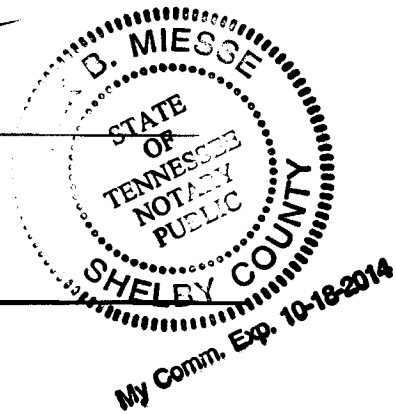
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, on this ____ day of July, 2014, within my jurisdiction, the within named Jerry Farley who acknowledged that he is 1st Vice President of BankPlus, A Mississippi Banking Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

WITNESS my hand and Notarial Seal at office this 14th day of July, 2014.



Notary Public

My commission expires: _____



Property Address:
See Legal Exhibit A

Person Responsible for Taxes:
Regency Homebuilders, LLC
1364 Cordova Cove
Germantown, TN 38138
901-275-8502

Return to:
MEMPHIS TITLE COMPANY
7518 Enterprise Ave.
Germantown, TN 38138
901-759-3900

Parcel I

LEGAL EXHIBIT "A"

Lot 15, Cherokee Ridge Part of Cherokee Valley, P.U.D., Section 31, Township 1 South, Range 6 West, as shown on Plat of record in Plat Book 64, Pages 31-32, in the Chancery Clerks Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Lot 95, Fourth Addition, Cherokee Ridge, Part of Cherokee Valley, P.U.D., Section 31, Township 1 South, Range 6 West, as shown on Plat of record in Plat Book 83, Page 48, in the Chancery Clerks Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Lot 148, 149, 150, 151, 154, 156, 158, 161, 162 and 164, Seventh Addition, Cherokee Ridge, Part of Cherokee Valley P.U.D., Section 31, Township 1 South, Range 6 West, as shown on Plat of record in Plat Book 92, Page 42, in the Chancery Clerks Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same properties conveyed by Deed at Book 640, Page 563

1069-31050-00015.00; 1069-31180-00095.00; 1069-31260-00148.00; 149.00; 150.00; 151.00, 154.00, 156.00, 158.00, 161.00, 162.00, 164.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 92, Page 42, Plat Book 83, Page 48, Plat Book 64, Page 31; Easements of record at 41-228; Declaration for Cherokee Ridge, Part of Cherokee Valley P.U.D. at 343-503, amended at 363-491, 364-72, 385-217, 458-431; DCCR for Cherokee Ridge, Fourth Addition, Part of Cherokee Valley P.U.D., at 465-350; DCCR for Cherokee Ridge, Seventh Addition, Part of Cherokee Valley P.U.D, at 571-269; By-Laws of Cherokee Valley HOA at 616-552 rerecorded at 630-552; Joint Declaration of Easements, Covenants, Conditions and Restrictions to Cherokee Valley Golf Course Property at 277-186 corrected at 278-599 all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Olive Branch taxes not yet due and payable.



PARCEL II

Lot 89, Phase 2, College Park Subdivision, Section 11, Township 2 South, Range 6 West, as shown on Plat of record in Plat Book 18, Page 20, in the Chancery Clerks Office of Desoto County Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Lot 141, 146 and 152, Phase 3, College Park Subdivision, Section 11, Township 2 South, Range 6 West, as shown on Plat of record in Plat Book 85, Pages 21-23, in the Chancery Clerks Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property

Being the same properties conveyed by Deed at Book 652, Page 600

2061-11070-00089.00; 2061-11080-00141.00; 146.00; 152.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 85, Pages 21- 23, Plat Book 85, Pages 18-20; Easements of record at 114-237, 419-45, 428-87 all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Olive Branch taxes not yet due and payable.

PARCEL III

Lot 515, 520, 523, 525, 526, and 530, Area 5, Section "B", Snowden Grove P.U.D., Section 3, Township 2 South, Range 7 West, as shown on Plat of record in Plat Book 103, Pages 31-32, in the Chancery Clerk's Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same properties conveyed by Deed at Book 662, Page 565

2072-03180-000515.00; 520.00; 523.00; 525.00; 526.00; 530.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 103, Page 31-32; Deed Restrictions of record at 466-450, 473-639, 505-478; Easements of record at 46-552, 170-470, 190-28, 278-306, 304-36, 446-522, 521-399; Declarations of Covenant, Conditions and Restrictions of record at 513-311 amended at 558-174 all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Southaven taxes not yet due and payable.



PARCEL IV

Lots 2, 4, 5, 7, 11, 12, 16, Area 6, Section A, Snowden Grove, P.U.D., Section 3, Township 2 South, Range 7 West, as shown on Plat of record in Plat Book 94, Pages 44-46, in the Chancery Clerks Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same properties conveyed by Deed at Book 666, Page 415

2072-03080-00002.00; 4.00; 5.00; 7.00; 11.00; 12.00; 16.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 94, Page 44-46; Deed Restrictions of record at 446-450, 473-639, 505-478; Easements of record at 46-552, 170-470, 190-28, 278-306, 304-36, 446-522; Declaration of Covenants, Conditions and Restrictions of record at 513-311 all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Southaven taxes not yet due and payable.

Parcel V

Lots 457, 458, 459, 462,464 and 465, Area 10, Snowden Grove P.U.D., Section 3, Township 2 South, Range 7 West, as shown on Plat of record in Plat Book 103, Pages 34-35, in the Chancery Clerk's Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same properties conveyed by Deed at Book 666, Page 415

2072-03190-00457.00; 458.00; 459.00; 462.00; 464.00; 465.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 103, Pages 34-35; Deed Restrictions of record in 446-450, 476-636, 505-478; Easements of record in 46-552, 170-470, 190-28, 278-306, 304-36, 446-522, 521-40, 521-399, 559-202; Declarations of Covenants, Conditions and Restrictions of record at 513-311 amended at 558-173 all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Southaven taxes not yet due and payable.



PARCEL VI

Lots 537, 538, 540, 542, 543, 544 and 545, Area 11, Snowden Grove, P.U.D., Section 3, Township 2 South, Range 7 West, as shown on Plat of record in Plat Book 103, Pages 36-37, in the Chancery Clerks Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same properties conveyed by Deed at Book 666, Page 415

2072-03200-00537.00; 538.00; 540.00; 542.00; 543.00; 544.00; 545.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 103, Page 36-37; Deed Restrictions of record at 446-450, 473-639, 505-478; Easements of record at 46-552, 170-470, 190-28, 278-306, 304-36, 446-522, 521-40, 521-399, 559-202; Declarations of Covenants, Conditions and Restrictions of record at 513-311 amended at 593-277, all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Southaven taxes not yet due and payable.

Lots 196, 199, 207, 210, 213, 215, 218, 219, 223, 224, 231, 235, Area 6, Section B, Snowden Grove P.U.D., Section 3, Township 2 South, Range 7 West, as shown on Plat of record in Plat Book 100, Pages 33-34, in the Chancery Clerk's Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Deed at Book 666, Page 415

2072-03160-00196.00; 199.00; 207.00; 210.00; 213.00; 215.00; 218.00; 219.00; 223.00; 224.00; 231.00; 235.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 100, Page 33-34; Deed Restrictions of record at 446-450, 473-639, 505-478; Easements of record at 46-552, 170-470, 190-28, 278-306, 304-36, 446-522; Declarations of Covenants, Conditions and Restrictions of record at 513-311 amended at 540-317; all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Southaven taxes not yet due and payable.

PARCEL VII

Lot 11, Phase "A", Dawkins Farms Subdivision, Section 9, Township 2 South, Range 6 West, as shown on Plat of record in Plat Book 98, Pages 17-19, in the Chancery Clerk's Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Deed at Book 703-271

2062-09060-00011.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 98, Page 17-19; Declarations of Covenants, Conditions and Restrictions of record at 527-305 amended at and restarted at 655-523; all in the above referenced Chancery Clerk's Office and except for 2014 Desoto County taxes and 2014 City of Olive Branch taxes not yet due and payable.

PARCEL VIII

Lot 172, Section C, Chateau Pointe Subdivision, Section 18, Township 2 South, Range 7 West, as shown on Plat of record in Plat Book 47, Page 48, in the Chancery Clerks Office of Desoto County, Mississippi to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Deed at Book 629-503

2074-18150-00172.00

A handwritten signature or mark, possibly initials, located in the lower right quadrant of the page. It consists of several overlapping loops and a long, thin stroke extending upwards and to the right.