

ALBERT BOZEMAN WHITE

PROFESSIONAL LIMITED LIABILITY COMPANY

204 Key Drive, Suite A • Madison, MS 39110
601/856-5731 (phone) • 601/853-3561 (fax)
www.abwhite.com • albertwhite@abwhite.com

Attorney-at-Law:
Albert B. White

Legal Assistants:
Gayle Canoy
Shirley Newell
Rai Smith

December 14, 2018

Hand-Delivered

Madison County Board of Supervisors
Attn: Cynthia Parker

Re: 6.560 acres, being situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 8 North, Range 1 East, Madison County, MS, being Lot 110, 111, and 112, Chestnut Hill Part 1E, Phase 2, Madison County, MS, filed at Plat Cabinet F, Slide 120B

Dear Cynthia:

As we discussed, enclosed please find the Ratification of the Plat for the above Subdivision, which has been signed by Thomas David Landrum, the land owner, and Historic Homes, LLC. As we discussed, the Plat was signed by Historic Homes, LLC as owner, but we have not yet closed the sale from Mr. Landrum to Historic Homes, LLC. I am scheduled to close the sale to Historic Homes next week.

Also as discussed, to assure the Board that the property remains titled in Thomas David Landrum as of now, I'm also enclosing a copy of the Deed into Thomas David Landrum, the Tax Assessment, and my Title Certificate to Historic Homes, LLC.

Should you have any questions, or concerns, please do not hesitate to give me a call.

Very truly yours,

ALBERT BOZEMAN WHITE, PLLC


Albert Bozeman White

ABW:smn
Enclosures

Prepared by:
Albert Bozeman White, Esq.
204 Key Drive, Suite A
Madison, MS 39110
Tel. (601) 856-5731

Return to:
Albert Bozeman White, Esq.
204 Key Drive, Suite A
Madison, MS 39110
Tel. (601) 856-5731

INDEXING INSTRUCTIONS: In NW¼ of NE¼ of Section 17, T8N, R1E, and Lot 110, 111, and 112, Chestnut Hill Part 1E, Phase 2, Madison County, MS

STATE OF MISSISSIPPI
COUNTY OF MADISON

**RATIFICATION OF AND JOINDER IN SUBDIVISION PLAT
FOR CHESTNUT HILL, PART 1E, PHASE 2**

1. **WHEREAS**, an official subdivision plat for **CHESTNUT HILL PART 1E, PHASE 2** [hereinafter “SUBDIVISION”], was approved by the Madison County Board of Supervisors on November 5, 2018, and subsequently filed in the office of the Chancery Clerk of Madison County, Mississippi, on December 3, 2018, at Plat Cabinet F, Slide 120B, [hereinafter “Subdivision Plat”];
2. **WHEREAS**, Notary Acknowledgments on the Subdivision Plat reference the Owner of the SUBDIVISION to be HISTORIC HOMES, LLC, and the Subdivision Plat is signed by HEATHER ISONHOOD, Manager of HISTORIC HOMES, LLC, along with the appropriate officials;
3. **WHEREAS**, the real property comprising the SUBDIVISION is owned by **THOMAS DAVID LANDRUM**, pursuant to a Warranty Deed executed by **CHESTNUT HILL, LLC** to **THOMAS**

DAVID LANDRUM dated July 8, 2016, and recorded in Deed Book 3362, at Page 865, conveying a certain parcel of land containing 6.560 acres, being situated in the Northwest ¼ of the Northeast ¼ of Section 17, Township 8 North, Range 1 East, Madison County, Mississippi, being Madison County Tax Parcel No. 081D-17-006/06.00 assessed to Thomas David Landrum, and which is the same real property as described on the Subdivision Plat for said Chestnut Hill, Part 1E, Phase 2.

4. **WHEREAS, THOMAS DAVID LANDRUM**, being the Owner, and as Seller, and **HISTORIC HOMES, LLC**, as Buyer, have entered into a Contract for the Sale and Purchase of the Subject Property and they wish to ratify, adopt and join in said Subdivision Plat of the SUBDIVISION, and wish to subdivide the real property as described and shown on said Subdivision Plat, and dedicate the lots, any easements, private streets, common areas, setbacks and any improvements as shown and as provided on the Subdivision Plat, including but not limited to the application, ratification and adoption of said Subdivision Plat to the real property described thereon for all purposes set out on said Subdivision Plat;

5. **WHEREAS**, on November 5, 2018, the Madison County Board of Supervisors previously unanimously approved the Plat for the SUBDIVISION, and variance from the Chestnut Hill Master Plan previously filed with the Board of Supervisors, and unanimously approved this Ratification and Joinder in Plat at a regularly scheduled meeting of the Board of Supervisors on December 17, 2018; and

6. **WHEREAS, CHESTNUT HILL, LLC** owns the real property adjoining said Chestnut Hill, Part 1E, Phase 2, which adjoining property bears Madison County Tax Parcel No. 081D-17-006/06.00, and it approves this Ratification and Joinder in Plat.

NOW THEREFORE, THOMAS DAVID LANDRUM AND HISTORIC HOMES, LLC, hereby ratify, adopt and join in the Subdivision Plat of **CHESTNUT HILL PART 1E, PHASE 2**, filed in Plat Cabinet F, Slide 120B, and subdivides the real property as described and shown on said Subdivision Plat,

and dedicates the lots, any easements, private streets, common areas, setbacks and any improvements as shown and as provided on the Subdivision Plat for **CHESTNUT HILL PART 1E, PHASE 2**, including but not limited to the application, ratification and adoption of said Subdivision Plat to the real property described thereon for all purposes set out on said Subdivision Plat, and the **MADISON COUNTY BOARD OF SUPERVISORS** and **CHESTNUT HILL, LLC** approve this Ratification of and Joinder in the Subdivision Plat.

[SIGNATURE AND ACKNOWLEDGMENTS ON SEPARATE PAGES]

[THE REST OF THIS PAGE IS LEFT BLANK INTENTIONALLY]

EXECUTED, this the 13th day of December, 2018.

THOMAS DAVID LANDRUM

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named, THOMAS DAVID LANDRUM, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned, as his voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 13th day of December, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-7-19



EXECUTED, this the 13th day of December, 2018.

HISTORIC HOMES, LLC

BY: 
HEATHER ISONHOOD

TITLE: MANAGER

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named **HEATHER ISONHOOD**, who acknowledged that she is MANAGER of **HISTORIC HOMES, LLC**, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed, she signed, sealed and delivered the above and foregoing instrument on the day and year therein mentioned, after first being so authorized to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 13th day of December, 2018.


NOTARY PUBLIC

MY COMMISSION EXPIRES:
7.7.19



EXECUTED, this the _____ day of December, 2018.

MADISON COUNTY BOARD OF SUPERVISORS

BY: _____
SHEILA JONES

TITLE: BOARD PRESIDENT

STATE OF MISSISSIPPI

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named **SHEILA JONES**, who acknowledged that she is **PRESIDENT** of the **BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI**, a Mississippi governmental body, and that for and on its behalf and as its act and deed, she signed, sealed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned, after first having been duly authorized to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of December, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

BOOK 3362 PAGE 865 DOC 01 TY W
INST # 787953 MADISON COUNTY MS.
This instrument was filed for
record 7/11/16 at 4:23:00 PM
RONNY LOTT, C.C. BY: RSK D.C.

WARRANTY DEED

GRANTOR:
CHESTNUT HILL, LLC

ADDRESS:
116 LIVINGSTON CHURCH
ROAD, STE B
FLORA, MS 39071

TELEPHONE:
601-898-4710

PREPARED BY & RETURN TO:
ANDY J. CLARK
LAW OFFICES OF ANDY J. CLARK, PLLC
350 INDUSTRIAL DRIVE
MADISON, MS 39110
T: 601-622-7334
F: 601-898-1025
STATE BAR NO. 102903

GRANTEE:
THOMAS DAVID LANDRUM

ADDRESS:
184 CHESTNUT HILL ROAD
FLORA, MS 39071

TELEPHONE:
601-502-3234

INDEXING INSTRUCTIONS:
6.56 acres located in the NW 1/4 of the NE 1/4 of Section 17 Township 8 North Range 1E
Madison County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF MADISON

CHESTNUT HILL, LLC _____ GRANTOR

TO:

THOMAS DAVID LANDRUM _____ GRANTEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), this day cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, CHESTNUT HILL, LLC, (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell, convey and warrant unto THOMAS DAVID LANDRUM, hereinafter referred to as ("Grantee"), the following described tract or parcel of land being located and situated in MADISON COUNTY, MISSISSIPPI, to-wit:

SEE EXHIBIT "A"

The warranty of this conveyance is subject to: (1) all prior severances of oil, gas and minerals of like kind and nature; (2) all existing oil, gas, and mineral leases of record among the Madison County Land Records affecting the subject property; (3) all valid and existing recorded covenants, rights of way, easements, and water shed area drainage district; (4) covenants and restrictions set forth in the restrictive covenants of Chestnut Hill Subdivision and recorded in Madison County Land Deed Book 2241 at Page 283, as well as Book 2987 at Page 840; (5) That certain Right of Way Instrument to Entergy Mississippi, Inc. filed for record in Book 2280 Page 782, (6) That certain Right of Way to Bear Creek Water Association filed for record in Book 401 Page 459 (7) That certain Boundary Line Agreement filed for record in Book 2232 Page 293. (8) that certain Easement for Ingress and Egress recorded in Madison

County Land Deed Book 2318 at Page 858; (9) Ad valorem taxes for the year 2016, which have been prorated on an estimated basis using the prior year's taxes, shall be paid by the Grantee when due.

WITNESS THE SIGNATURE of Chestnut Hill, LLC, by and through its Member/Manager, David Landrum on this the 8th day of July, 2016.

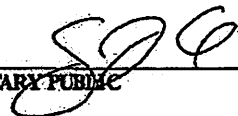

CHESTNUT HILL, LLC

BY: DAVID LANDRUM, MEMBER/MANAGER

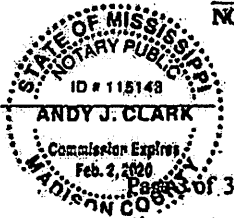
**STATE OF MISSISSIPPI
COUNTY OF MADISON**

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, within named DAVID LANDRUM, who acknowledged to me that he is the MEMBER/MANAGER of CHESTNUT HILL, LLC, and that for and on behalf of said entity, and as its act and deed, she signed, sealed and delivered the above and foregoing instrument for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said entity so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 8th day of July, 2016.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



Appears to be unintentionally
recorded with this deed.

Andy Clark

From: Debbie Mann <debbiemann61@yahoo.com>
Sent: Thursday, May 19, 2016 4:47 PM
To: Andy Clark
Subject: Re: Commitment

BOOK J362 PAGE 868

Owner and Lender's policies: 1428.00 plus the binder of 50.00 total: 1478.00

*Debbie Mann
Cox & Moore, PLLC
116 South Court Street
P.O. Box 608
Cleveland, MS 38732
(662)843-8351
(662)843-8352 (fax)*

On Thursday, May 19, 2016 4:40 PM, Andy Clark <andy@andyjclark.com> wrote:

Ok. I have Lot 108 DOT and fees (\$806.00)

I may have gotten confused on Lot 105. Weird deal there where they just took a lot off the development loan back in January. Then, recently did a construction loan. What is total due to y'all for Owner and Lender policy there?

From: Debbie Mann [mailto:debbiemann61@yahoo.com]
Sent: Thursday, May 19, 2016 4:14 PM
To: Andy Clark; John C. Cox
Subject: Re: Commitment

We are working on the commitment for Lot 70. We haven't received the recorded Deeds of Trust and our fees for:

Historic Homes—Lot 108
B&S MS Holdings—Lot 105

*Debbie Mann
Cox & Moore, PLLC
116 South Court Street
P.O. Box 608
Cleveland, MS 38732
(662)843-8351
(662)843-8352 (fax)*

On Thursday, May 19, 2016 3:20 PM, Andy Clark <andy@andyjclark.com> wrote:

John-

Metropolitan is renewing a lot loan. Need a title commitment for this Lot 70. Lender Policy will be for \$160k. Attached is my title work, the old commitment from original purchase, and plat.

Plat was filed in 2011. However, there was never a Supplement to Covenants (Book 2241 Page 283) recorded to bring these lots under covenants. Don't you agree that should be a condition to policy being issued?

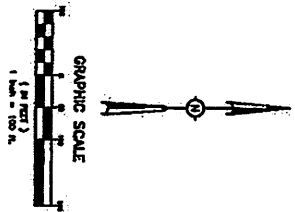
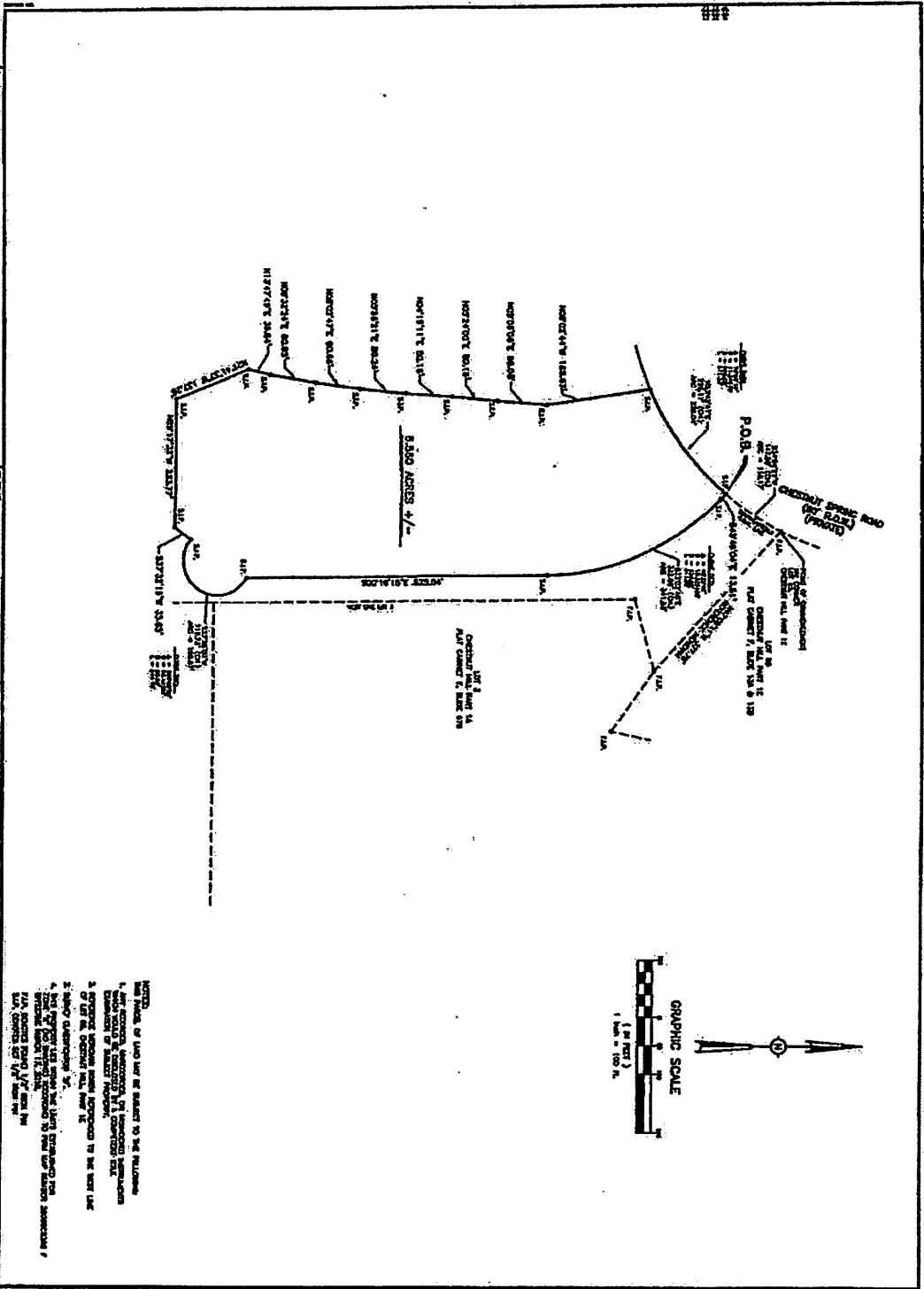
Call me.

Andy J. Clark
Law Offices of Andy J. Clark, PLLC
350 Industrial Drive South
Madison, MS 39110
P-601-622-7334
F-601-898-1025
andy@andyjclark.com

EXHIBIT "A"

A certain parcel of land being situated in the Northwest 1/4 of the Northeast 1/4 of Section 17, T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing 1/2" iron pin on the southeastern right-of-way line of Chestnut Spring Road (private) marking the Northwest corner of Lot 65, Chestnut Hill, Part 1E, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet F at Slides 13A and 13B; said point also being on the arc of a 11.34570 degree curve bearing to the right having a central angle of 76 degrees 09 minutes 19 seconds and a radius of 505.00 feet; run thence southwesterly along said southeastern right-of-way line of Chestnut Spring Road and along the arc of said curve an arc length of 118.17 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; said curve having a chord bearing of South 34 degrees 04 minutes 22 seconds West and a chord distance of 117.90 feet; from said POINT OF BEGINNING and leaving said southeastern right-of-way line of Chestnut Spring Road and the arc of said curve, run thence South 45 degrees 49 minutes 04 seconds East for a distance of 13.51 feet to a set 1/2" iron pin marking the Point of Curvature of 13.32246 degree curve bearing to the right having a central angle of 45 degrees 32 minutes 49 seconds and a radius of 430.00 feet; run thence southeasterly along the arc of said curve an arc length of 341.83 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 23 degrees 02 minutes 40 seconds East and chord distance of 332.90 feet; run thence South 00 degrees 16 minutes 15 seconds East for a distance of 528.04 feet to a set 1/4" iron pin on the arc of a 95.49297 degree curve bearing to the right having a central angle of 300 degrees 00 minutes 00 seconds and a radius of 60.00 feet; run thence southwesterly along the arc of said curve an arc length of 196.67 feet to a set 1/2" iron pin; said curve having a chord bearing of South 33 degrees 38 minutes 00 seconds West and a chord distance of 119.72 feet; leaving the arc of said curve, run thence South 37 degrees 32 minutes 16 seconds West for a distance of 35.65 feet to a set 1/2" iron pin; run thence North 89 degrees 17 minutes 32 seconds West for a distance of 223.77 feet to a set 1/4" iron pin; run thence North 21 degrees 41 minutes 37 seconds West for a distance of 137.26 feet to a set 1/2" iron pin; run thence North 13 degrees 47 minutes 49 seconds East for a distance of 39.84 feet to a set 1/2" iron pin; run thence North 09 degrees 32 minutes 24 seconds East for a distance of 80.95 feet to a set 1/2" iron pin; run thence North 08 degrees 02 minutes 47 seconds East for a distance of 80.66 feet to a set 1/2" iron pin; run thence North 05 degrees 56 minutes 21 seconds East for a distance of 80.34 feet to a set 1/2" iron pin; run thence North 04 degrees 19 minutes 11 seconds East for a distance of 80.16 feet to a set 1/2" iron pin; run thence North 05 degrees 24 minutes 00 seconds East for a distance of 80.16 feet to a set 1/2" iron pin; run thence North 05 degrees 06 minutes 06 seconds East for a distance of 86.06 feet to a set 1/2" iron pin; run thence North 08 degrees 02 minutes 44 seconds West for a distance of 185.67 feet to a set 1/2" iron pin on the aforesaid southeasterly right-of-way line of Chestnut Spring Road; said point also being on the aforesaid arc of a 11.34570 degree curve; run thence northeasterly along said southeasterly right-of-way line of Chestnut Spring Road and along the arc of said curve having a chord bearing of North 53 degrees 42 minutes 47 seconds East and a chord distance of 226.11 feet; said parcel of land contains 6.560 acres, more or less.



NOTES:
 1. THIS PLAT IS SUBJECT TO THE FOLLOWING:
 2. ALL RIGHTS RESERVED BY THE SURVEYOR.
 3. THE SURVEYOR'S OFFICE IS LOCATED AT THE FOLLOWING ADDRESS:
 4. THE SURVEYOR'S OFFICE IS LOCATED AT THE FOLLOWING ADDRESS:
 5. THE SURVEYOR'S OFFICE IS LOCATED AT THE FOLLOWING ADDRESS:

| | |
|-------------|---|
| CLIENT | H. O. LANG AND ASSOCIATES, INC. |
| OWNER | HISTORIC TRAILERS, LTD. |
| LOCATION | SECTION 14, T. 1 S., R. 1 E., S. 1 E., M. 1 N., WASHINGTON COUNTY, MISSOURI |
| DATE | NOVEMBER 19, 2007 |
| BY | DAVID G. DICK |
| FOR | DAVID G. DICK |
| PROJECT NO. | 2007-001 |
| SCALE | AS SHOWN |