


RONNY LOTT
MADISON COUNTY CHANCERY CLERK

MEMORANDUM

TO: Madison County Board of Supervisors

FROM: Ronny Lott, Chancery Clerk 

DATE: February 4, 2015

RE: Request to Declare a Homestead Chargeback Invalid
Mary Coleman Williams
Parcel # 071E-21-017/00.00

Gentlemen:

On June 20, 2014, a homestead chargeback for the 2013 Tax Year was filed of record in my office on parcel no. 071E-21-017/00.00 against Mary Coleman Williams. However, this parcel was purchased by Bridgewater, LLC and filed in my office with a recording date of April 16, 2014, before the chargeback was recorded

Pursuant to Attorney General Opinion and Miss. Code Ann. § 27-33-37(I) no lien may attach against such subsequent purchasers, although the sale and the lien is valid as a personal liability of the original assessed owner, Mary Coleman Williams.

Therefore, it is my recommendation that you declare the homestead chargeback invalid as to Bridgewater, LLC on parcel no. 071E-21-017/00.00 and direct me to notify the Tax Collector that this charge does not run with the property but the individual, Mary Coleman Williams and make any necessary marginal notations in the public land records.

Homestead Notice of Adjustment

DEPARTMENT OF REVENUE
STATE OF MISSISSIPPI



21-7-1E RE/NE

Date: February 26, 2014
Letter ID: L0122599680
Period: December 31, 2013
Account #: 1027-8683



MADISON COUNTY BOARD OF SUPERVISORS
PO BOX 608
CANTON MS 39046-0608

WILLIAMS MARY COLEMAN
100 COLEMAN LANE
RIDGELAND MS 391570000

BOOK 3096 PAGE 709 DOC 79 TY W
INST # 734065 MADISON COUNTY MS.
This instrument was filed for
record 8/20/14 at 1:28:47 PM
CYNTHIA PARKER, C.C. BY: DAD D.C.

Reimbursement Year: 2013
Parcel#: 071E-21 -017/00.00
School District: Madison County Schools

This is notice that the Department is making an adjustment to the County's Homestead Exemption reimbursement. The above applicant is not qualified for Homestead Exemption.

35. Applicant or applicant's spouse has failed to comply with the income tax laws of Mississippi. §27-33-63 (2)

If the applicant has any questions about the income tax debt, they may review their account information online through the Taxpayer Access Point at www.dor.ms.gov. If the applicant has any questions about residency status or does not have internet access, they may call (601) 923-7700 for assistance.

Please complete the enclosed Notice Certification and forward to the appropriate offices as directed.

You may provide a copy of this notice to the applicant. Please note that the applicant must file any objection to this action with the Clerk of the MADISON County Board of Supervisors (Chancery Clerk's office), not the Department. The applicant has 30 days from the date of this letter to file the objection with the Clerk. If not filed in the time provided, the decision to disallow the applicant's homestead exemption is final.

Sincerely,
Tax Administrator

Enclosure: Notice Certification

Certification

Date: February 26, 2014
Letter ID: L0122599680
Period: December 31, 2013

This certifies that the Board of Supervisors for MADISON County considered the Notice of the Department of Revenue of its disallowance of the Homestead Exemption for the below applicant. The Board entered into its minutes its determination concerning whether to accept or object to this action.

Applicant Name	Parcel #	School District
WILLIAMS MARY COLEMAN 100 COLEMAN LANE RIDGELAND MS 391570000	071E-21 -017/00.00	Madison County Schools BOOK 3096 PAGE 710 ###

Agree and Accept

The Board has met and entered into its minutes an order directing that the MADISON County Tax Collector re-assess and list the above property as subject to all taxes. The tax is due and payable on or before the next February 1, following the date of this notice.

So certified and confirmed by the Clerk of the MADISON Board of Supervisors,

Clerk *C. Price*
by Karim R. (Board Clerk Signature)



The meeting of the MADISON Board of Supervisors was held 5-19-14
(Enter date)

If in agreement, a copy of this completed document must be provided to the MADISON County Tax Collector.

Disagree and Object

The Board has met and entered into its minutes an order of its intent to file an objection with the Department of Revenue concerning this action.

So certified and confirmed by the Clerk of the MADISON Board of Supervisors,

Clerk _____
(Board Clerk Signature)

The meeting of the MADISON Board of Supervisors was held _____
(Enter date)

If in disagreement, a copy of this completed document must be provided to the Department of Revenue, Office of Property Tax. A copy of the order of the Board of Supervisors providing the reason for the objection must be attached along with any documentation necessary to support the objection.

PTAX01 - B
Tax Year 2015

County of Madison
TAX RECEIPT INQUIRY
2/04/2015

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F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 990334	071E-21 -017/00.00	328		94.3100

PTAX01-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK
 DELINQUENT TAX DUE - CHANCERY CLERK *SEVERE*

<u>Name</u>	<u>Value</u>	<u>Tax</u>
WILLIAMS MARY COLEMAN	Total Valuation. .	
Description	Exempt Credit. . . 3750-	353.66-
-----	All Exempt Credit.	
100 COLEMAN LN	Net Ad Valorem Tax.	353.66
RIDGELAND MS 39157		

2.62AC OFF S1/2 S1/2 NE1/4 NE1/4	Total Tax	353.66
**2013 HS CHGBK;PPLICANT OR APPLI-	Total Paid (see below).00
CANT'S SPOUSE HAS FAILED TO COMPLY	Interest Due.	3.54
WITH THE INCOME TAX LAWS OF MS**	Amount Due.	357.20

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1				
2				
3				

Enter=Next | F1=Search | F3=End | F7=End

BOOK 3073 PAGE 20 DOC 01 TY W
INST # 729669 MADISON COUNTY MS.
This instrument was filed for
record 4/16/14 at 3:11:46 PM
CYNTHIA PARKER, C.C. BY: HRM D.C.

PREPARED BY & RETURN TO:
Eugene A. Simmons (MS Bar # 6795)
Watkins & Eager PLLC
400 East Capitol Street *15⁰⁰ ©
608*
Jackson, MS 39201
(601) 965-1900

INDEXING INSTRUCTIONS:
East 1/2 of Section 21, Township 7 North,
Range 1 East, Madison County, Mississippi.
Also index for: Lots 467, 468 and 469 of
Bridgewater Eleven-A

GRANTOR:
Augusta Properties, LLC
P. O. Box 2147
Madison, MS 39130
(601) 941-5190

GRANTEE:
Bridgewater, LLC
P. O. Box 2147
Madison, MS 39130
(601) 941-5190

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

WARRANTY DEED

This Warranty Deed, dated April 11th, 2014, is granted by **Augusta Properties, LLC**, a Mississippi limited liability company ("Grantor") in favor of **Bridgewater, LLC**, a Mississippi limited liability company ("Grantee").

Grantor, for and in consideration of the sum of **TEN DOLLARS AND NO/100 (\$10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY AND WARRANT** to said Grantee, and Grantee's heirs and assigns forever, all that certain land (the "Property"), situated, lying and being in Madison County, Mississippi, to-wit:

See the attached Exhibit "A" attached hereto and incorporated fully herein by reference.

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in any way appertaining, to have and to hold the same in fee simple forever. /

Grantor hereby covenants with Grantee, that Grantor is lawfully seized of the Property in fee simple, that Grantor has good, right and lawful authority to sell and convey the Property, that the Property is free from all encumbrances made by Grantor, and Grantor will WARRANT AND FOREVER DEFEND the same against the lawful claims and demands of all persons and entities, subject however to the following exceptions:

1. Ad valorem real property taxes and assessments for the current and subsequent years;
2. All zoning, environmental and other building and other regulations, laws, ordinances, orders, rules, permits, restrictions, codes and requirements of any governmental authorities, federal, state, county, local or otherwise;
3. All covenants, conditions, restrictions, reservations (including prior oil, gas, mineral and royalty reservations), severances, easements, rights of way, leases and/or any other encumbrance or limitation of record, if any;
4. That certain Declaration of Covenants, Conditions and Restrictions recorded in Book 2143, Page 180; Book 2176, Page 221 and Book 2480, Page 918;
5. That certain Bridgewater Community Agreement between 184 Limited Partnership, L. P., a Mississippi limited partnership, 185, LLC, a Mississippi limited liability company, Augusta 185, LLC, a Mississippi limited liability company, Bridgewater Owners Association, Inc., and Bridgewater II Owners Association, Inc., filed in Book 2198, Page 541;
6. 20' Drainage and Utility Easement along front of subject land, as shown on recorded Plat in Cabinet E, Slot 108A & 108B;
7. 10' Drainage and Utility Easement along rear of subject land, as shown on recorded Plat in Cabinet E, Slot 108A & 108B;
8. 5' Drainage and Utility Easement along sides of subject land, as shown on recorded Plat in Cabinet E, Slot 108A & 108B;
9. Setbacks: 50' front and rear and 25' sides, as shown on recorded Plat in Cabinet E, Slot 108A & 108B;
10. Easement to Bellsouth Telecommunications, Inc., filed in Book 358, Page 736;
11. Easement to Bellsouth Telecommunications, Inc., filed in Book 358, Page 739;
12. Right of Way Easement to Entergy Mississippi, Inc., filed in Book 2461, Page 770.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes payment of all ad valorem real property taxes and assessments on the Property for the current year and subsequent years.

The terms "Grantor", "Grantors" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

WITNESS THE SIGNATURE of the duly authorized representative of the Grantor this the 11th day of April, 2014.

GRANTOR:

Augusta Properties, LLC, a Mississippi limited liability company

By: 
Barry Woodward, Manager

Notary acknowledgements to follow

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally appeared before me, the undersigned authority in and for said county and state, on this 10 day of April, 2014, within my jurisdiction, the within named **Barry Woodward**, who acknowledged that he is a **Manager of Augusta Properties, LLC**, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Cam Purvis

NOTARY PUBLIC

My Commis



Exhibit "A"

Legal Description(AUGUSTA PROPERTIES, LLC & LOT 469, LOT 468 & PART OF LOT 467)

A parcel or tract of land, containing 19.5490 acres (851,554.74 Sq. Ft.), more or less, lying and being situated in the NE ¼ of Section 21, T7N-R1E, Madison County, Mississippi, being a part of the Augusta Properties, LLC property as described in Deed Book 2464 at Page 355 and also being Lot 469, Lot 468 and a part of Lot 467 of Bridgewater Eleven-A as referenced of map or plat of same in Plat Cabinet E at Slot 108-B of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of the above referenced Bridgewater Eleven-A, said point being and lying 986.38' South and 1830.72' West of the NE corner of Section 21, T7N-R1E, Madison County, Mississippi; run thence

Along the Southerly boundary of said Bridgewater Eleven-A to iron pins at each of the following calls;

25.81 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 25.78 foot chord which bears South 38 degrees 00 minutes 21 seconds East; thence

196.28 feet along the arc of a 379.35 foot radius curve to the left, said arc having a 194.10 foot chord which bears South 48 degrees 36 minutes 13 seconds East; thence

44.99 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 44.86 foot chord which bears South 56 degrees 03 minutes 44 seconds East; thence

South 48 degrees 41 minutes 53 seconds East for a distance of 297.82 feet to an iron pin; thence

41.71 feet along the arc of a 575.00 foot radius curve to the right, said arc having a 41.70 foot chord which bears South 46 degrees 37 minutes 12 seconds East; thence

260.93 feet along the arc of a 1112.97 foot radius curve to the left, said arc having a 260.33 foot chord which bears South 51 degrees 15 minutes 30 seconds East to the NW corner of Lot 469 of the above referenced Bridgewater Eleven-A and **POINT OF BEGINNING** of the herein described property; thence

South 13 degrees 20 minutes 43 seconds West along the Westerly boundary of Lot 469 of said Bridgewater Eleven-A, for a distance of 446.98 feet to the SW corner, thereof, said point also being and lying on the Northerly boundary of the above referenced Augusta Properties, LLC property; thence

Leaving the Southerly boundary of said Bridgewater Eleven-A, run South 89 degrees 27 minutes 45 seconds West along the Northerly boundary of said Augusta Properties, LLC property, and the extension, thereof, for a distance of 601.89 feet to an iron pin lying on the Easterly boundary of the J. Lee Bullie, Sr. property as described in Deed Book 463 at Page 724 of the above referenced Records of said Madison County, Mississippi; thence

South 17 degrees 35 minutes 00 seconds East along the Easterly boundary of said L. Lee Bullie, Sr. property, for a distance of 431.56 feet to an iron pin at the SE corner, thereof; thence

West along the Southerly boundary of said J. Lee Bullie, Sr. property, for a distance of 692.01 feet, more or less, to an iron pin lying on the Easterly Right-Of-Way of Livingston Road, (State Aid Project No. SAP-45(12), as it existed in April, 2014; thence

Along the Easterly Right-Of-Way of said Livingston Road, 75.48 feet along the arc of a 532.96 foot radius curve to the left, said arc having a 75.42 foot chord which bears South 37 degrees 03 minutes 35 seconds East, to an iron pin on the Northerly boundary of the Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the above referenced Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-Of-Way of said Livingston Road, run North 89 degrees 58 minutes 54 seconds East along the Northerly boundary of said Thomas W. Bobbitt property, for a distance of 229.43 feet to an iron pin; thence

Continue North 89 degrees 58 minutes 54 seconds East along the Northerly boundary of said Thomas W. Bobbitt property, for a distance of 1,453.16 feet to an iron pin; thence

Leaving the Northerly boundary of said Thomas W. Bobbitt property, run North 23 degrees 47 minutes 05 seconds East for a distance of 528.91 feet to an iron pin lying on the Southerly boundary of the above referenced Bridgewater Eleven-A, said point also lying on the Northerly boundary of the above referenced Augusta Properties, LLC property; thence

Leaving the Southerly boundary of said Bridgewater Eleven-A and the Northerly boundary of said Augusta Properties, LLC property, run North 23 degrees 47 minutes 05 seconds East for a distance of 200.10 feet to an iron pin lying on the Northerly boundary of Lot 467 of said Bridgewater Eleven-A; thence

Along the Northerly boundary of Lot 467, Lot 468 and Lot 469 of said Bridgewater Eleven-A to iron pins at each of the following calls;

North 58 degrees 48 minutes 16 seconds West for a distance of 18.11 feet; thence

127.48 feet along the arc of a 475.00 foot radius curve to the left, said arc having a 127.10 foot chord which bears North 66 degrees 29 minutes 35 seconds West; thence

102.30 feet along the arc of a 475.00 foot radius curve to the left, said arc having a 102.10 foot chord which bears North 80 degrees 21 minutes 06 seconds West; thence

230.08 feet along the arc of a 1112.97 foot radius curve to the right, said arc having a 229.67 foot chord which bears North 80 degrees 35 minutes 57 seconds West; thence

324.44 feet along the arc of a 1112.97 foot radius curve to the right, said arc having a 323.29 foot chord which bears North 66 degrees 19 minutes 33 seconds West to the **POINT OF BEGINNING** of the above described parcel or tract of land.

BOOK 3073 PAGE 26 DOC 01 TY W
INST # 729670 MADISON COUNTY MS.
This instrument was filed for
record 4/16/14 at 3:12:52 PM
CYNTHIA PARKER, C.C. BY: HRM D.C.

PREPARED BY & RETURN TO:

Eugene A. Simmons (MS Bar # 6795)
Watkins & Eager PLLC
400 East Capitol Street 15th #609
Jackson, MS 39201
(601) 965-1900

INDEXING INSTRUCTIONS:

SE 1/4 of Section 21, Township 7 North,
Range 1 East, Madison County, Mississippi.
Also index for: Lots 467, 468 and 469 of
Bridgewater Eleven-A

GRANTOR:

Thomas W. Bobbitt a/k/a Tom Bobbitt
220 Hickory Road
Ridgeland, MS 39157
(601) 209-0195

GRANTEE:

Bridgewater, LLC
P. O. Box 2147
Madison, MS 39130
(601) 941-5190

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

WARRANTY DEED

This Warranty Deed, dated April 11th, 2014, is granted by **Thomas W. Bobbitt a/k/a Tom Bobbitt** ("Grantor") in favor of **Bridgewater, LLC**, a Mississippi limited liability company ("Grantee").

Grantor, for and in consideration of the sum of **TEN DOLLARS AND NO/100 (\$10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY AND WARRANT** to said Grantee, and Grantee's heirs and assigns forever, all that certain land (the "Property"), situated, lying and being in Madison County, Mississippi, to-wit:

See the attached Exhibit "A" attached hereto and incorporated fully herein by reference.

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in any way appertaining, to have and to hold the same in fee simple forever.

~ 66

Grantor hereby covenants with Grantee, that Grantor is lawfully seized of the Property in fee simple, that Grantor has good, right and lawful authority to sell and convey the Property, that the Property is free from all encumbrances made by Grantor, and Grantor will WARRANT AND FOREVER DEFEND the same against the lawful claims and demands of all persons and entities, subject however to the following exceptions:

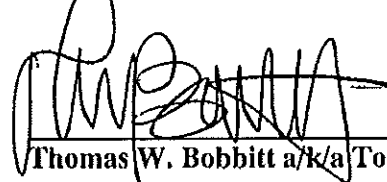
1. Ad valorem real property taxes and assessments for the current and subsequent years;
2. All zoning, environmental and other building and other regulations, laws, ordinances, orders, rules, permits, restrictions, codes and requirements of any governmental authorities, federal, state, county, local or otherwise;
3. All covenants, conditions, restrictions, reservations (including prior oil, gas, mineral and royalty reservations), severances, easements, rights of way, leases and/or any other encumbrance or limitation of record, if any;
4. Right of Way to Texas Eastern Transmission Corporation, a Delaware Corporation, filed in Book 61, Page 227.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes payment of all ad valorem real property taxes and assessments on the Property for the current year and subsequent years.

The terms "Grantor", "Grantors" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

WITNESS THE SIGNATURE of ~~the duly authorized representative of~~ the Grantor this the 11th day of April, 2014.

GRANTOR:



Thomas W. Bobbitt a/k/a Tom Bobbitt

Notary acknowledgements to follow

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally appeared before me, the undersigned authority in and for said county and state, on this 11th day of April, 2014, within my jurisdiction, the within named **Thomas W. Bobbitt a/k/a Tom Bobbitt**, who acknowledged that he executed the above and foregoing instrument.

Erin Purvis

NOTARY PUBLIC

My Commission Expires:



Exhibit "A"

Legal Description

A parcel or tract of land, containing 7.2886 acres (317,491.98 Sq. Ft.), more or less, lying and being situated in the SE ¼ of Section 21, T7N-R1E, Madison County, Mississippi, being a part of the Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116, and also being a part of the Tom Bobbitt property as described in Deed Book 2744 at Page 520 of the Records of the Office of the Chancery Clerk of said Madison County, at Madison, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of Bridgewater Eleven-A, as referenced on map or plat of same in Plat Cabinet E at Slot 108-B of the above referenced Records of said Madison County, Mississippi, said point being and lying 986.38' South and 1830.72' West of the NE corner of Section 21, T7N-R1E, Madison County, Mississippi; run thence

Along the Southerly boundary of said Bridgewater Eleven-A to iron pins at each of the following calls;

25.81 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 25.78 foot chord which bears South 38 degrees 00 minutes 21 seconds East; thence

196.28 feet along the arc of a 379.35 foot radius curve to the left, said arc having a 194.10 foot chord which bears South 48 degrees 36 minutes 13 seconds East; thence

44.99 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 44.86 foot chord which bears South 56 degrees 03 minutes 44 seconds East; thence

South 48 degrees 41 minutes 53 seconds East for a distance of 297.82 feet to an iron pin; thence

41.71 feet along the arc of a 575.00 foot radius curve to the right, said arc having a 41.70 foot chord which bears South 46 degrees 37 minutes 12 seconds East; thence

260.93 feet along the arc of a 1112.97 foot radius curve to the left, said arc having a 260.33 foot chord which bears South 51 degrees 15 minutes 30 seconds East to the NW corner of Lot 469 of the above referenced Bridgewater Eleven-A; thence

South 13 degrees 20 minutes 43 seconds West along the Westerly boundary of Lot 469 of said Bridgewater Eleven-A, for a distance of 446.98 feet to the SW corner, thereof, said point also lying on the Northerly boundary of the Augusta Properties, LLC property as described in Deed Book 2464 at Page 355 of the above referenced Records of said Madison County, Mississippi; thence

North 89 degrees 27 minutes 45 seconds East along the Southerly boundary of said Bridgewater Eleven-A and the Northerly boundary of said Augusta Properties, LLC property, for a distance of 777.88 feet to an iron pin; thence

Leaving the Southerly boundary of said Bridgewater Eleven-A and the Northerly boundary of said Augusta Properties, LLC, run South 23 degrees 47 minutes 05 seconds West for a distance of 528.91 feet to an iron pin lying on the Northerly boundary of the above referenced Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of said Madison County, Mississippi, and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Northerly boundary of said Thomas W. Bobbitt property, run South 23 degrees 47 minutes 05 seconds West for a distance of 334.39 feet to an iron pin lying on the Southerly boundary of the above referenced Tom Bobbitt property as described in Deed Book 2744 at Page 520 of the Records of said Madison County, Mississippi; thence

South 89 degrees 30 minutes 16 seconds West along the Southerly boundary of said Tom Bobbitt property, for a distance of 304.94 feet to an iron pin at the SW corner, thereof, said point also lying at the SE corner of the Walter L. Jefferson property as described in Deed Book 2535 at Page 766 of the above referenced Records of said Madison County, Mississippi; thence

North 00 degrees 03 minutes 00 seconds East along the Westerly boundary of said Tom Bobbitt property and the Easterly boundary of said Walter L. Jefferson property, for a distance of 130.00 feet to an iron pin at the NW corner of said Tom Bobbitt property, said point also being and lying at the NE corner of said Walter L. Jefferson property; thence

North 89 degrees 58 minutes 10 seconds West along the Northerly boundary of said Walter L. Jefferson property, for a distance of 1,027.81 feet, more or less, to an iron pin lying on the Easterly Right-Of-Way of Livingston Road (State Aid Project No. SAP-45(12), as it existed in April, 2014; thence

Along the Easterly Right-Of-Way of said Livingston Road to iron pins at each of the following calls;

15.52 feet along the arc of a 612.96 foot radius curve to the left, said arc having a 15.52 foot chord which bears North 52 degrees 02 minutes 01 seconds West; thence

North 52 degrees 45 minutes 31 seconds West for a distance of 117.03 feet; thence

Continue North 52 degrees 45 minutes 31 seconds West for a distance of 38.60 feet; thence

108.29 feet along the arc of a 532.96 foot radius curve to the right, said arc having a 108.10 foot chord which bears North 46 degrees 56 minutes 16 seconds West to the Northerly boundary of the above referenced Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-Of-Way of said Livingston Road, run North 89 degrees 58 minutes 54 seconds East along the Northerly boundary of said Thomas W. Bobbitt property, for a distance of 229.43 feet to an iron pin; thence

Continue North 89 degrees 58 minutes 54 seconds East along the Northerly boundary of said Thomas W. Bobbitt property, for a distance of 1,453.16 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

LESS & EXCEPT (TRACT NO. 6);

A parcel or tract of land, containing 0.3261 acres (14,205.20 Sq. Ft.), more or less, lying and being situated in the SE ¼ of Section 21, T7N-R1E, Madison County, Mississippi, being a part of the Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of the Office of the Chancery Clerk of said Madison County, at Madison, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of Bridgewater Eleven-A, as referenced on map or plat of same in Plat Cabinet E at Slot 108-B of the above referenced Records of said Madison County, Mississippi, said point being and lying 986.38' South and 1830.72' West of the NE corner of Section 21, T7N-R1E, Madison County, Mississippi; run thence

Along the Southerly boundary of said Bridgewater Eleven-A to iron pins at each of the following calls;

25.81 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 25.78 foot chord which bears South 38 degrees 00 minutes 21 seconds East; thence

196.28 feet along the arc of a 379.35 foot radius curve to the left, said arc having a 194.10 foot chord which bears South 48 degrees 36 minutes 13 seconds East; thence

44.99 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 44.86 foot chord which bears South 56 degrees 03 minutes 44 seconds East; thence

South 48 degrees 41 minutes 53 seconds East for a distance of 297.82 feet to an iron pin; thence

41.71 feet along the arc of a 575.00 foot radius curve to the right, said arc having a 41.70 foot chord which bears South 46 degrees 37 minutes 12 seconds East; thence

260.93 feet along the arc of a 1112.97 foot radius curve to the left, said arc having a 260.33 foot chord which bears South 51 degrees 15 minutes 30 seconds East to the NW corner of Lot 469 of the above referenced Bridgewater Eleven-A; thence

South 13 degrees 20 minutes 43 seconds West along the Westerly boundary of Lot 469 of said Bridgewater Eleven-A, for a distance of 446.98 feet to the SW corner, thereof, said point also lying on the Northerly boundary of the Augusta Properties, LLC property as described in Deed Book 2464 at Page 355 of the above referenced Records of said Madison County, Mississippi; thence

North 89 degrees 27 minutes 45 seconds East along the Southerly boundary of said Bridgewater Eleven-A and the Northerly boundary of said Augusta Properties, LLC property, for a distance of 777.88 feet to an iron pin; thence

Leaving the Southerly boundary of said Bridgewater Eleven-A and the Northerly boundary of said Augusta Properties, LLC, run South 23 degrees 47 minutes 05 seconds West for a distance of 528.91 feet to an iron pin lying on the Northerly boundary of the above referenced Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of said Thomas W. Bobbitt property, run South 23 degrees 47 minutes 05 seconds West for a distance of 334.39 feet to an iron pin lying on the Southerly boundary of the above referenced Tom Bobbitt property as described in Deed Book 2744 at Page 520 of the Records of said Madison County, Mississippi; thence

South 89 degrees 30 minutes 16 seconds West along the Southerly boundary of said Tom Bobbitt property, for a distance of 304.94 feet to an iron pin at the SW corner, thereof, said point also lying at the SE corner of the Walter L. Jefferson property as described in Deed Book 2535 at Page 766 of the above referenced Records of said Madison County, Mississippi; thence

North 00 degrees 03 minutes 00 seconds East along the Westerly boundary of said Tom Bobbitt property and the Easterly boundary of said Walter L. Jefferson property, for a distance of 130.00 feet to an iron pin at the NW corner of said Tom Bobbitt property and the NE corner of said Walter L. Jefferson property; thence

North 89 degrees 58 minutes 10 seconds West along the Northerly boundary of said Walter L. Jefferson property, for a distance of 1,027.81 feet, more or less, to an iron pin lying on the Easterly Right-Of-Way of Livingston Road (State Aid Project No. SAP-45(12), as it existed in April, 2014; thence

Along the Easterly Right-Of-Way of said Livingston Road to iron pins at each of the following calls;

15.52 feet along the arc of a 612.96 foot radius curve to the left, said arc having a 15.52 foot chord which bears North 52 degrees 02 minutes 01 seconds West; thence

North 52 degrees 45 minutes 31 seconds West for a distance of 117.03 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue North 52 degrees 45 minutes 31 seconds West for a distance of 38.60 feet; thence

108.29 feet along the arc of a 532.96 foot radius curve to the right, said arc having a 108.10 foot chord which bears North 46 degrees 56 minutes 16 seconds West to the Northerly boundary of the above referenced Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-Of-Way of said Livingston Road, run North 89 degrees 58 minutes 54 seconds East along the Northerly boundary of said Thomas W. Bobbitt property, for a distance of 229.43 feet to an iron pin; thence

Leaving the Northerly boundary of said Thomas W. Bobbitt property, run South for a distance of 44.17 feet; thence

South 66 degrees 05 minutes 24 seconds West for a distance of 130.96 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

The above described property containing in the aggregate 6.9625 acres (303,286.78 Sq. Ft.), more or less.

BOOK 3073 PAGE 33 DOC 01 TY W
INST # 729671 MADISON COUNTY MS.
This instrument was filed for
record 4/16/14 at 3:13:41 PM
CYNTHIA PARKER, C.C. BY: HRM D.C.

PREPARED BY & RETURN TO:

Eugene A. Simmons (MBN 6795)
Watkins & Eager PLLC
400 East Capitol Street
Jackson, MS 39201
Phone: 601-965-1900

*12.00
#610*

INDEXING INSTRUCTIONS:

SE 1/4 of Section 21, Township 7 North,
Range 1 East, Madison County, Mississippi

GRANTOR:

Thomas W. Bobbitt
220 Hickory Road
Ridgeland, MS 39157
(601) 209-0195

GRANTEE:

Bridgewater, LLC
P.O. Box 2147
Madison, MS 39130
(601) 941-5190

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

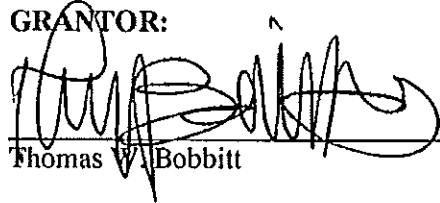
QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, valuable and legal considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas W. Bobbitt** ("Grantor") does sell, convey and quitclaim unto **Bridgewater, LLC**, a Mississippi limited liability company ("Grantee") the property, together with all improvements situated thereon and all hereditaments and appurtenances thereunto belonging, situated in Madison County, Mississippi, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

[Signature page to follow.]

WITNESS THE SIGNATURE OF THE GRANTOR this the ____ day of April, 2014.

GRANTOR:


Thomas W. Bobbitt

[Notary acknowledgement page to follow.]

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the aforesaid county and state, on this 1st day of April, 2014, within my jurisdiction, the within named **Thomas W. Bobbitt**, who acknowledged that she executed the above and foregoing instrument.

Erin Purvis

NOTARY PUBLIC

My commission expires:



Exhibit "A"

Legal Description

A parcel or tract of land, containing 0.3261 acres (14,205.20 Sq. Ft.), more or less, lying and being situated in the SE ¼ of Section 21, T7N-R1E, Madison County, Mississippi, being a part of the Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of the Office of the Chancery Clerk of said Madison County, at Madison, Mississippi, and being more particularly described as follows:

COMMENCING at an iron pin lying at the SW corner of Bridgewater Eleven-A, as referenced on map or plat of same in Plat Cabinet E at Slot 108-B of the above referenced Records of said Madison County, Mississippi, said point being and lying 986.38' South and 1830.72' West of the NE corner of Section 21, T7N-R1E, Madison County, Mississippi; run thence

Along the Southerly boundary of said Bridgewater Eleven-A to iron pins at each of the following calls;

25.81 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 25.78 foot chord which bears South 38 degrees 00 minutes 21 seconds East; thence

196.28 feet along the arc of a 379.35 foot radius curve to the left, said arc having a 194.10 foot chord which bears South 48 degrees 36 minutes 13 seconds East; thence

44.99 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 44.86 foot chord which bears South 56 degrees 03 minutes 44 seconds East; thence

South 48 degrees 41 minutes 53 seconds East for a distance of 297.82 feet to an iron pin; thence

41.71 feet along the arc of a 575.00 foot radius curve to the right, said arc having a 41.70 foot chord which bears South 46 degrees 37 minutes 12 seconds East; thence

260.93 feet along the arc of a 1112.97 foot radius curve to the left, said arc having a 260.33 foot chord which bears South 51 degrees 15 minutes 30 seconds East to the NW corner of Lot 469 of the above referenced Bridgewater Eleven-A; thence

South 13 degrees 20 minutes 43 seconds West along the Westerly boundary of Lot 469 of said Bridgewater Eleven-A, for a distance of 446.98 feet to the SW corner, thereof, said point also lying on the Northerly boundary of the Augusta Properties, LLC property as described in Deed Book 2464 at Page 355 of the above referenced Records of said Madison County, Mississippi; thence

North 89 degrees 27 minutes 45 seconds East along the Southerly boundary of said Bridgewater Eleven-A and the Northerly boundary of said Augusta Properties, LLC property, for a distance of 777.88 feet to an iron pin; thence

Leaving the Southerly boundary of said Bridgewater Eleven-A and the Northerly boundary of said Augusta Properties, LLC, run South 23 degrees 47 minutes 05 seconds West for a distance of 528.91 feet to an iron pin lying on the Northerly boundary of the above referenced Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of said Thomas W. Bobbitt property, run South 23 degrees 47 minutes 05 seconds West for a distance of 334.39 feet to an iron pin lying on the Southerly boundary of the above

referenced Tom Bobbitt property as described in Deed Book 2744 at Page 520 of the Records of said Madison County, Mississippi; thence

South 89 degrees 30 minutes 16 seconds West along the Southerly boundary of said Tom Bobbitt property, for a distance of 304.94 feet to an iron pin at the SW corner, thereof, said point also lying at the SE corner of the Walter L. Jefferson property as described in Deed Book 2535 at Page 766 of the above referenced Records of said Madison County, Mississippi; thence

North 00 degrees 03 minutes 00 seconds East along the Westerly boundary of said Tom Bobbitt property and the Easterly boundary of said Walter L. Jefferson property, for a distance of 130.00 feet to an iron pin at the NW corner of said Tom Bobbitt property and the NE corner of said Walter L. Jefferson property; thence

North 89 degrees 58 minutes 10 seconds West along the Northerly boundary of said Walter L. Jefferson property, for a distance of 1,027.81 feet, more or less, to an iron pin lying on the Easterly Right-Of-Way of Livingston Road (State Aid Project No. SAP-45(12), as it existed in April, 2014; thence

Along the Easterly Right-Of-Way of said Livingston Road to iron pins at each of the following calls;

15.52 feet along the arc of a 612.96 foot radius curve to the left, said arc having a 15.52 foot chord which bears North 52 degrees 02 minutes 01 seconds West; thence

North 52 degrees 45 minutes 31 seconds West for a distance of 117.03 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue North 52 degrees 45 minutes 31 seconds West for a distance of 38.60 feet; thence

108.29 feet along the arc of a 532.96 foot radius curve to the right, said arc having a 108.10 foot chord which bears North 46 degrees 56 minutes 16 seconds West to the Northerly boundary of the above referenced Thomas W. Bobbitt property as described in Deed Book 3060 at Page 116 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-Of-Way of said Livingston Road, run North 89 degrees 58 minutes 54 seconds East along the Northerly boundary of said Thomas W. Bobbitt property, for a distance of 229.43 feet to an iron pin; thence

Leaving the Northerly boundary of said Thomas W. Bobbitt property, run South for a distance of 44.17 feet; thence

South 66 degrees 05 minutes 24 seconds West for a distance of 130.96 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.