



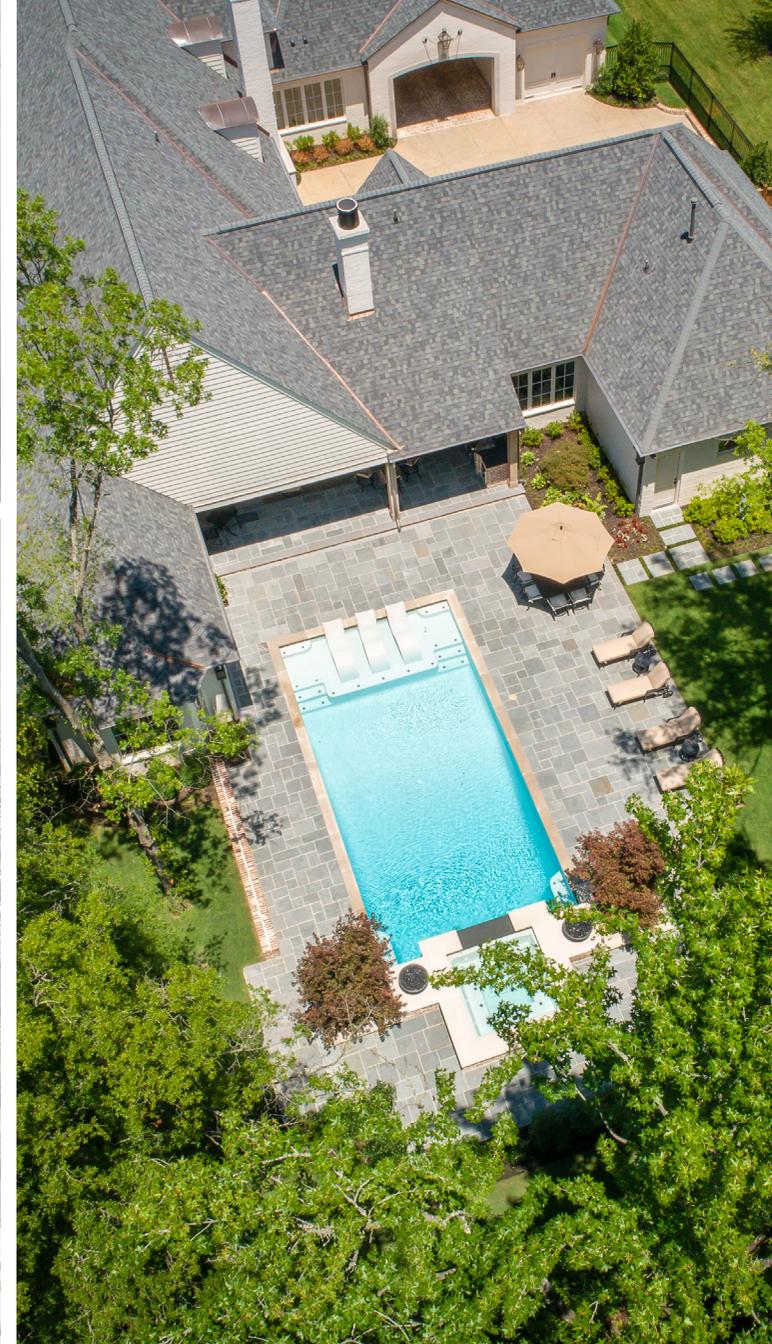
LIVE LIFE WELL WITH™

est. 1987

Magnolia HOMES

...that extra touch

SHEPHERD'S CREEK





SHEPHERD'S CREEK

Residences Ranging From \$1,500,000 to \$2,500,000

When searching for the place to call home, discovering the ideal neighborhood in a beautiful town is a buyer's ambition. Collierville is one of those idyllic places, blending history and heritage with modern convenience and comfortable living.

An exclusive neighborhood with a distinguished benchmark of excellence in architectural design, Shepherd's Creek is the definitive address for solitude, serenity and convenience.

Shea Road is one of Collierville's most sought-after locations, with some of the finest homes in the Memphis area. This scenic drive is close to major thoroughfares, excellent schools and many other amenities. When developer and Collierville resident Jason Crews discovered the pristine site on Shea Road available, he didn't hesitate to purchase the 66 acres. Thus, Shepherd's Creek was born.

Jason partnered with Karen Garner and Reggie Garner, Jr. of Magnolia Homes to establish the vision for this unique community. The Garners are a mother-son team, known for unmatched detail, personal service and quality craftsmanship. A Magnolia home is synonymous with "exceptional" to real estate agents and buyers alike. Jason, Reggie, and Karen agreed that cookie-cutter design wouldn't fulfill their vision for Shepherd's Creek. So, they enlisted the talents of Jeff Bramlett and the late Lavelle Walker, and soon after, architecture firm Looney Ricks Kiss.

Lavelle suggested returning to the roots of "true architecture," like the homes built in the early 1900's. The team began extensive research to ensure integrity in the design, including excursions to local historic architecture, such as Central Gardens, Chickasaw Gardens and the Overton Park area. The ambiance of the mature trees in these Memphis communities carries over as you enter Shepherd's Creek, setting the tone for distinctive and authentic designs.

Each home features customized interiors and exteriors and is inspired by a broad collection of styles, including French Country, English Tudor, British Arts & Crafts, Federal and Greek Revival. Shepherd's Creek reflects the quality of a meticulously planned community and a well-chosen neighborhood in the noteworthy Town of Collierville.



BUILDERS - MAGNOLIA HOMES

Karen Garner, Founder and President of Magnolia Homes, is one hard-working Memphis belle. Since childhood, she has endeavored to be independent and resourceful – and she has succeeded, making her way to the forefront of the Memphis housing market. Under her leadership, Magnolia Homes has won many awards, including Vesta Homes Best of Show 2008, Memphis Most Best Homebuilder, Parade of Homes Favorite Home Award, and many more. Karen herself has been recognized multiple times, including Memphis Business Journal’s “2008 Executive of the Year” and 2018’s Super Woman in Business by the Memphis Business Journal.

Karen began Magnolia Homes in 1987, choosing the name because she thought people would remember it. “I plant a Magnolia tree in the yard of every home we build, so people will recognize our homes,” she says. Those trademark Magnolia trees, as well as a Magnolia limestone birthmark in the brick near each front door, have become a familiar sight throughout the Memphis area, where the Garners have developed a number of communities and hundreds of custom homes.

For over 35 years, Magnolia Homes has weathered the roller coaster housing market and continues to thrive. The financial stability the Garners have brought to their company is also a benefit to their customers. Choosing a builder with this level of success provides peace of mind to discerning home buyers.

As a woman competing in a male-dominated world, Karen realized that she wasn’t at a disadvantage, but actually had something her male counterparts didn’t. She innately understood what women want in a home—like open floor plans that bring the family and friends together after a busy day, ample closet space, more cabinetry, thoughtfully planned mudrooms and laundry rooms, and beautifully designed and appointed outdoor living spaces with porches.

Her “extra touches” became part of Magnolia Homes’ award-winning, signature style, and contribute to the elegance, grace, and uniqueness of each home. Magnolia Homes’ success is also attributed to its visionary thinking and adapting to industry changes. When Karen’s son, Reggie Garner, Jr., became a partner in the company in 2000, he focused on expanding energy-efficient building and state-of-the-art technology. His enthusiasm for innovative exterior design introduced a new, more diverse look for Magnolia Homes including expanding outdoor living areas with fireplaces and other captivating features.

Reggie works tirelessly in numerous roles behind-the-scenes that are key components contributing to the continued success and growth of Magnolia Homes. His expertise is evident in a variety of areas that include community development, architectural plan designs, estimating, project management, vendor relations, strategic future planning, and more.

Karen and Reggie pride themselves on their attention to detail throughout the process. From design and planning through closing, the Garners ensure every Magnolia Homes residence is exceptional, and they support their commitment with a 10-year limited QBW warranty.

Karen and Reggie have built a company that does not just build communities, but supports the people who make life there better. They offer their help for a variety of charitable organizations, donating their time, money, and resources to such groups as Methodist Healthcare Foundation®, Memphis Child Advocacy®, St. Jude Children’s Research Hospital®, TN Builders Education Foundation®, Collierville Education Foundation®, My Town Miracles®, and the Southside Wildcats. Magnolia Homes has built three homes for Make A Wish® to help children with disabilities.

When you choose to live in the Shepherd’s Creek community, you will discover why Magnolia Homes has earned its excellent reputation for building a better home and a better community for over 35 years.



DESIGNER - HONORING THE LATE LAVELLE WALKER

Lavelle Walker had always been creative, and his love for creating new things sparked his desire to be a designer as a young boy. Even as early as his middle school years, Lavelle knew that being an architect was what he was meant to do.

Lavelle Walker Residential Designers was founded in Memphis in 1978 after several years' experience with the architectural department of a design/build firm working throughout the United States. Most of the work in his firm's early years was in the planning and design of quality retail space and countered shops.

As Lavelle's firm developed a close relationship with these commercial clients, he was asked to design and detail their personal homes. From this developed a genuine love of residential architecture. Clientele expanded to individuals, builders, and developers with award-winning residential projects ranging from 1,600 sq. ft. to 16,000 sq. ft., spanning from Washington State to Miami, Florida to right here in Collierville, TN.

Lavelle Walker believed residential architecture should respect and show consideration for its neighboring structures and community and that timeless design also reflects universal respect and appreciation for the eye-pleasing proportions and scale of the classical orders. We honor the great Lavelle Walker by remembering his significant impact on our Shepherd's Creek community!



DESIGNER - JEFF BRAMLETT

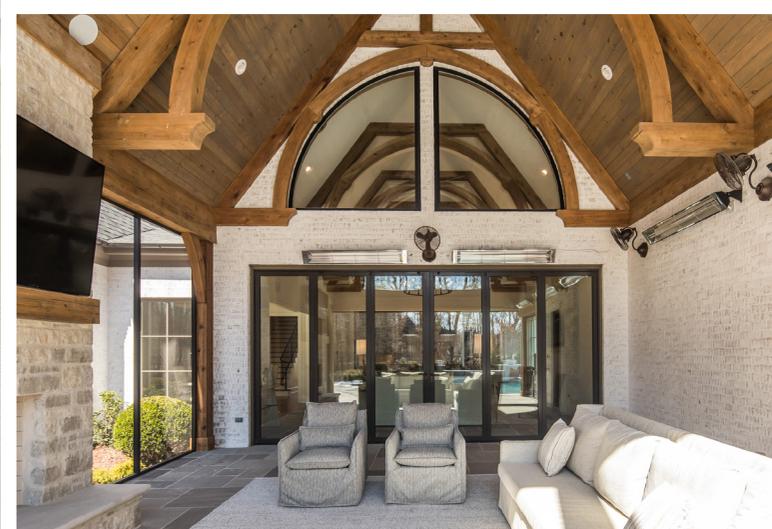
Jeff Bramlett's passion and interest for designing homes began at a very young age, and he grew up knowing he would one day become a designer. Jeff began his career preparation as early as the ninth grade, attending a high school with an architecture focus, subsequently pursuing his degree at Memphis State.

Jeff worked for a prominent Memphis architect for 19 years before starting his own business, Jeff Bramlett Custom Residential Designs, which has now been in business for over 20 years!

Jeff began working with Karen Garner and Reggie Garner Jr. about 23 years ago. Over the years, this dynamic trio has established high standards, winning over custom home buyers, and many awards along the way, including VESTA Home Show's Best of Show.

Jeff's 35 years of experience in designing custom homes, and bringing his client's dream into reality, contributes to the distinction of Shepherd's Creek.





LOONEY RICKS KISS

Looney Ricks Kiss (LRK) is a full-service architecture, planning and urban design firm founded in 1983. Nationally recognized, they work to nurture communities and enhance urban life, while prioritizing architectural excellence. The firm combines knowledge and talent with an absolute commitment to “place making.”

They have partnered with Magnolia Homes on custom home designs and also collaborate with the Architectural Review Committee to ensure architectural integrity continues throughout each home and home site within the Shepherd’s Creek community.

Homes should be memorable and distinctive for owners and potential buyers, while still blending in with their settings - in this case, Shepherd’s Creek. This is a balance that LRK excels in discovering.

LRK’s goal, much like Magnolia Homes, is to enhance the quality of life for their clients and residents. In reviewing these designs prior to building, Magnolia Homes and LRK are able to ensure homeowner happiness for many years to come.



THE MAGNOLIA DIFFERENCE

Our goal is to make each individual house feel like the home of your dreams! Our included features below go far beyond what builders typically include in a brand new home, as we want your happiness to continue throughout your longevity of living in your dream home.

- Unique open floor plans with 4-6 bedrooms
- Homes from 4,500 to over 10,000 heated square feet
- Custom elevations and design flexibility
- Common open spaces featuring ponds, fountains, and walking trails
- Home sites with large backyards and privacy
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Thermador®, Bosch® and Wolf® appliances
- Energy-efficient homes with Amana equipment (Limited lifetime warranty)
- Larger outdoor living areas with fireplace
- Pella Architectural Series Windows – Aluminum wood-clad with low E glass and argon gas; (Limited lifetime warranty for original homeowner)
- James Hardie® trim (15-year limited warranty) and siding (30-year limited warranty)
- 5”-wide plank white oak hardwood floors
- Extensive wood work / trim / beams
- 3 and 4 car garages
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual®



SHEPHERD'S CREEK COVENANTS

ARCHITECTURAL REQUIREMENTS INCLUDE:

- Livable heated area from 4,500 to over 10,000 square feet
- Ceiling height minimum of 9 feet for the first and second floor
- Majority facade of dwelling must be brick or stone
- Street-facing windows must be true or simulated divided light
- Garage minimum of three-car

Certain items are required to be concealed from view of all streets and neighboring lots, and located or placed behind the back of the house, or be kept screened by planting or fencing. Such as:

- All out-buildings (storage buildings, playhouses, etc.)
- Lawn and sports equipment
- Air conditioning units, pool equipment, and utility meters
- Garbage carts and recycling bins (if not in the garage), and compost containers
- Service yards, dog pens or runs
- Woodpiles or storage piles
- Vegetable gardens
- Barbecue grills or other cooking equipment



SHEPHERD'S CREEK COVENANTS

- No recreation vehicles, commercial vehicles, boats, boat trailers, horse trailers, motorcycles, trucks, camping trailers, non-working vehicles or similar items shall be kept anywhere on a Lot (including the yard), other than in an enclosed garage. These items are also strictly prohibited on public streets. Each Owner will maintain clean and well-kept buildings and grounds and contribute to the beauty of the specific area and Shepherd's Creek as a whole. Grass, weeds, vegetation, and debris shall be maintained at all times. Trees, shrubs, vines, and plants that die shall be promptly removed from the Lot. Rubbish, trash, or garbage shall be regularly removed from the premises and containers removed from the curb and stored appropriately.

HOMEOWNER MAINTENANCE RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO:

- All exterior walls, doors, windows, garages, light fixtures, and roofs
- Patios, accessory structures, fencing, parking surfaces, driveways, and walkways
- Irrigation systems, landscaping, mailboxes, and outdoor lighting
- Plumbing and electrical repairs



COLLIERVILLE - A GREAT PLACE TO CALL HOME

A HISTORY LESSON

Since its beginning in the early 1800's, Collierville grew quickly thanks to a stagecoach stop and new railroad that opened by mid-century. Its proximity to both the Wolf River and Nonconnah Creek also brought settlers. Historians believe its name was derived from the early land speculator Mr. Collier who named the lots he sold as the "town of Collier." When the post office opened in the mid 1800's, the town became Collierville. Although most of the town was destroyed during General Sherman's march, the residents promptly began rebuilding the community.

THRIVING BUSINESSES

From large corporations such as FedEx, Baptist Memorial Hospital, Orgill, Carrier, NSA, Phillips Bodine, Ford, and Helena Chemical to small family-owned businesses throughout the town, Collierville is a great place to work as well as live. Those working outside the community find easy access on Nonconnah Parkway (TN 385) to the surrounding areas. Collierville also benefits from the I-269 and I-69 interstates that connect Collierville to numerous locations around the region and nation.

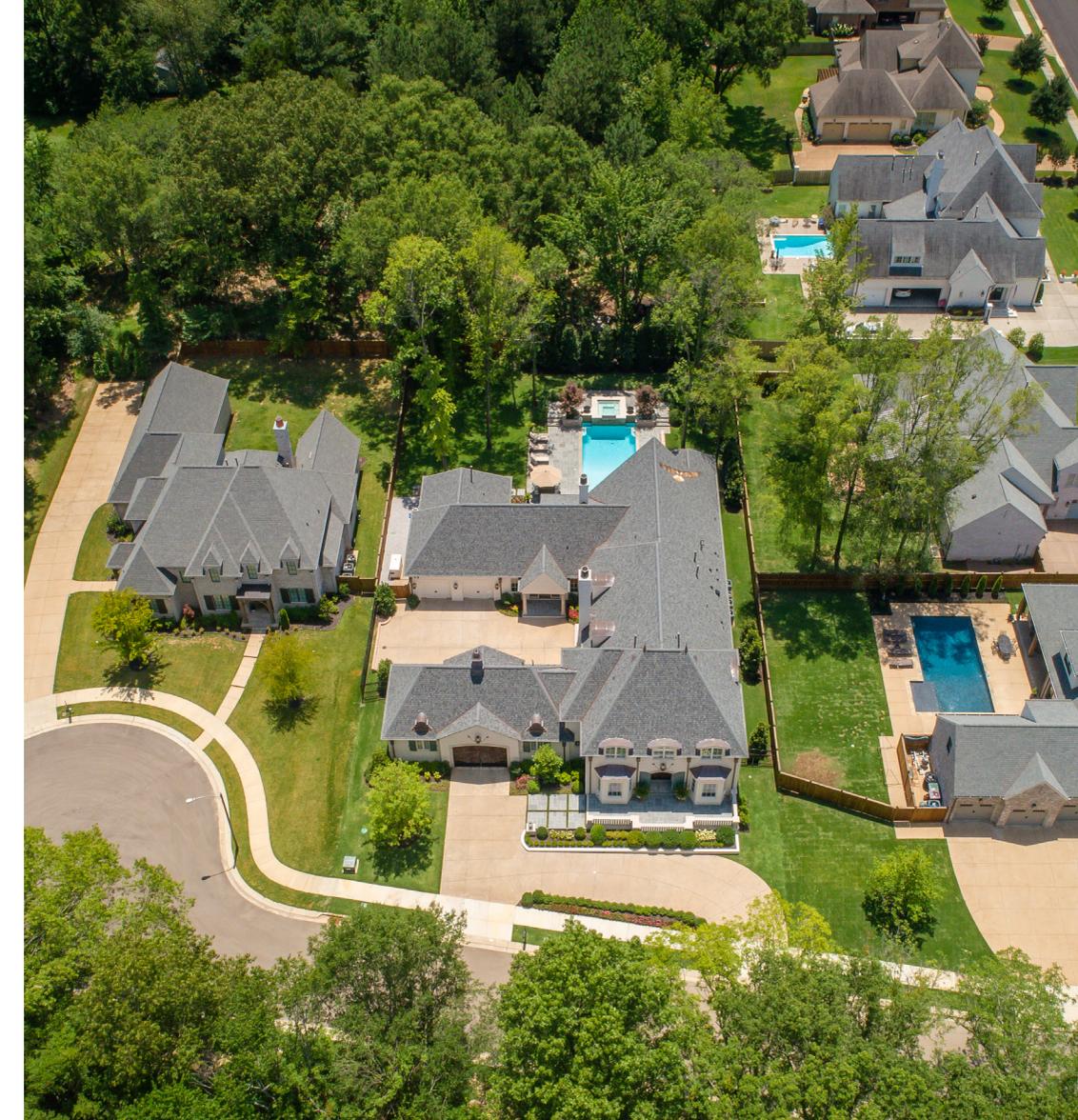
RIVER, PARKS, AND FUN THINGS TO DO

Hiking and biking trails weave throughout the town and along the Wolf River, connecting area-wide trails and providing residents numerous opportunities to enjoy the outdoors. Each summer the Town sponsors free concerts on Thursday nights in June and July at the Historic Town Square. When Football Season arrives, you can find numerous fans cheering on our local Dragons Football team. Favorite traditions also include joining families to watch the Christmas Tree Lighting and the annual Christmas parade each December. The local library, Lucius E and Elsie C. Burch Library, offers an endless supply of books and educational materials for children of all ages!

A HOMETOWN TO LOVE

Today, Collierville is a refuge for anyone looking for small town feeling with big city amenities. The highly skilled police and fire departments, and medical and hospital services are visible throughout the community. Collierville Schools offer some of the best public education in the state of Tennessee, and even opened a brand new high school campus in 2018 with the ability to hold 3,000 students. There are also 3 prestigious private schools in or directly outside of the Collierville town limits. The local parks offer families and individuals wide open spaces to play, picnic, bike, and participate in team and individual sports.

We invite you to find a bench to enjoy and discover a town where it's easy to know your neighbors and establish lifelong friendships. Enjoy calling Collierville home.

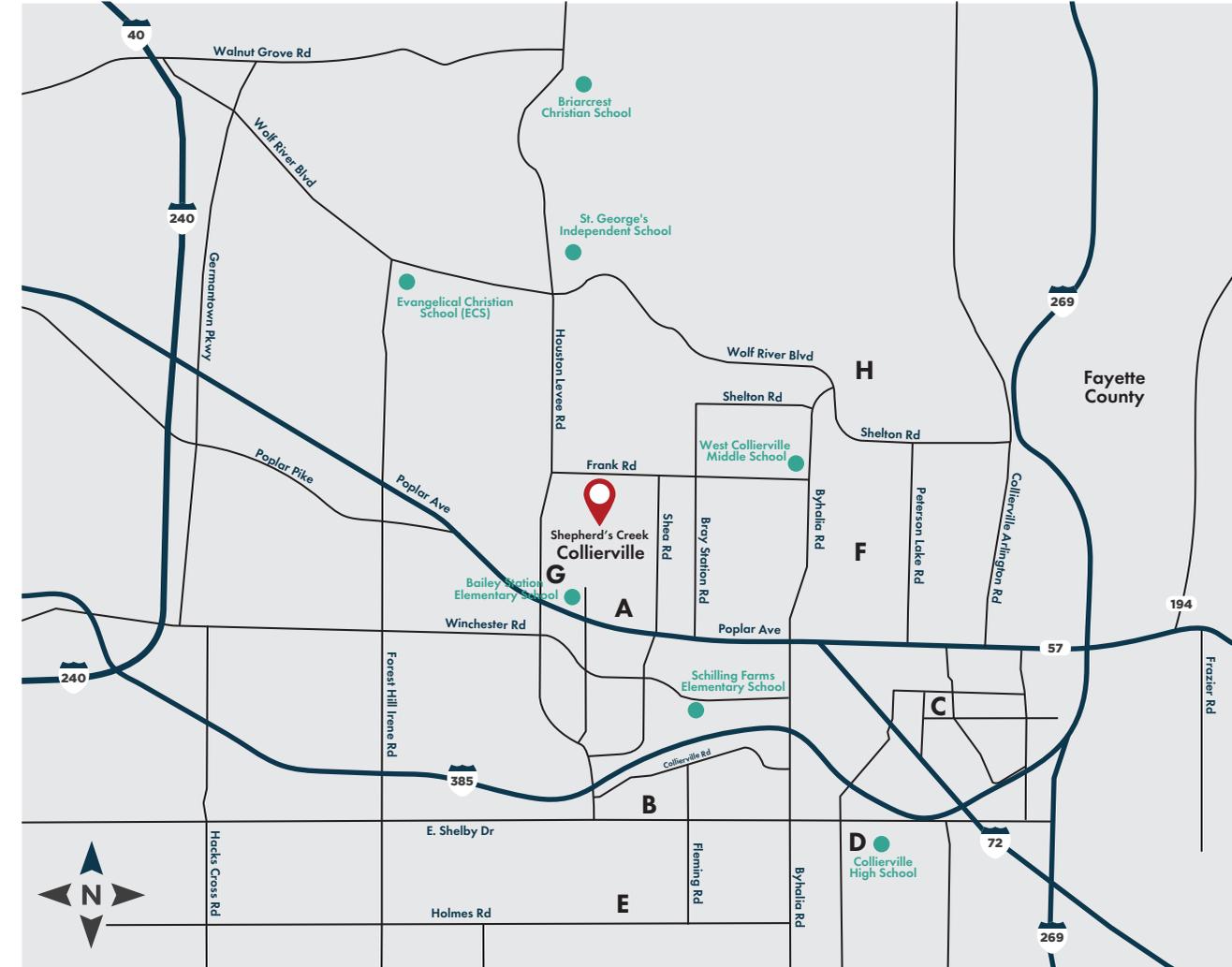


SHEPHERD'S CREEK: MINUTES TO EVERYTHING

- Memphis Int'l Airport: 30 min.
- FedEx Forum/Beale St: 40 min.
- Clark Tower: 22 min.
- W.C. Johnson Park: 9 min.
- Shelby Farms Park: 22 min.
- Germantown Performing Arts Center: 13 min.
- Memphis Zoo: 35 min.
- The Avenue Carriage Crossing Mall: 11 min.
- The Shops of Saddle Creek: 15 min.
- Wolfchase Mall: 26 min.
- Methodist University Hospital: 31 min.
- Baptist East Hospital: 22 min.
- Baptist Collierville Hospital: 2 min.
- LeBonheur Children's Hospital: 35 min.
- St. Jude Children's Research Hospital: 35 min.
- St. Francis Hospital: 20 min.
- Methodist Germantown Hospital: 13 min.
- Minutes from multiple nationally renowned fitness facilities

I-385 IS JUST DOWN THE ROAD

Conveniently located to Interstate 385, Shepherd's Creek is less than 20 minutes from Interstate 240 and just under 30 minutes from Interstate 40 towards Nashville.



COMMUNITY

- A. Baptist Memorial Hospital
- B. Carriage Crossing
- C. Collierville Town Square
- D. Collierville High School
- E. Hinton Park
- F. H.W. Cox Park
- G. Lifetime Fitness
- H. W.C. Johnson Park

CREWS
DEVELOPMENT





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“At Magnolia Homes, we are more than a custom builder; we are your personal builder. We are committed to the design and personalized features that reflect your distinctive taste and make your home as unique as your fingerprint. We pledge our attention to craftsmanship, originality, superior materials, and are dedicated to your total satisfaction.”



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