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Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): William Jason Kennedy
Address: 9095 Roberta
Olive Branch, MS 38654
Phone: 901-854-8850 / 901-550-8939

Grantee(s): Zachary A. DiFabio
Address: 10417 Carrington Dr.
Olive Branch, MS 38654
Phone: 901-351-9877 / N/A

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, I, the undersigned Grantor, **WILLIAM JASON KENNEDY and wife, MELISSA KENNEDY**, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights she may have to subject property by virtue of her marriage to William Jason Kennedy, do hereby sell, convey and warrant unto **ZACHARY A. DIFABIO**, 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 605, Section N, Magnolia Estates Subdivision, in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 52, Page 43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 2011 shall be prorated among the parties.

139 (139)

WITNESS OUR SIGNATURES this ~~14th~~ day of December, 2011.

William Jason Kennedy
William Jason Kennedy

Melissa Kennedy
Melissa Kennedy

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this ~~14th~~ day of December, 2011, within the jurisdiction, the within named William Jason Kennedy and Melissa Kennedy, who acknowledged that they executed the above and foregoing instrument.

139 (139)



Jason Lashlee
Notary Public

(SEAL)

My Commission expires:

FILE #: S19064