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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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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: Byrne & Associates, PLLC, 1326 Hardwood Trail, Cordova, TN 38016 (901)737-2911

WARRANTY DEED

Grantor(s): **Sirius Investment, LLC**
Address: **110 Woodland Trace S**
Southaven, MS 38672
Phone: **901-258-8015 (Business)**

Grantee(s): **Jordan M Lai and Jennifer N Johnson**
Address: **4165 Meadow Creek Drive**
Horn Lake, MS 38637
Phone: 901-493-3772 **(Home)** N/A **(Work, if any)**

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, the undersigned Grantor, **SIRIUS INVESTMENT, LLC,** does hereby sell, convey and warrant unto **JORDAN M LAI, a single person AND JENNIFER N JOHNSON, a single person, as joint tenants with full right of survivorship and not as tenants in common,** 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 78, Section A, Fairfield Meadows Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, MS, as per plat of record in Plat Book 62, Pages 19-26, in the Chancery Clerk's Office of DeSoto County, MS.

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 2012 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

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WITNESS MY SIGNATURE this 21st day of March, 2012.

SIRIUS INVESTMENT, LLC

By: _____
Jin Cao, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 21st day of March, 2012, within my jurisdiction, the within named Jin Cao, who acknowledged that she is the Member of Sirius Investment, LLC, a Mississippi limited liability company and that for and on behalf of the said limited liability company and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized so to do.

STATE OF MISSISSIPPI
LAWRENCE F. HATTEN, III
NOTARY PUBLIC
ID No. 90001
My Comm. Expires
June 23, 2012
DESOTO COUNTY

(S E A L)

_____
Notary Public

My Commission expires:

FILE #: S19389