

Capital Title
50 GF# 20-461082-RR/SS

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 6, 2020

Grantor: Sarah J. Elkins and Gabriel L. Elkins, wife and husband

Grantor's Mailing Address: 175 Pima Trl, Lebanon TN 37087

Grantee: Rebecca Elizabeth Ash, a married woman and Adam Christopher Ash

Grantee's Mailing Address: 1203 Dayton Dr, Round Rock TX 78665

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Quicken Loans Inc in the principal amount of \$150,000.00 (One Hundred Fifty Thousand and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Quicken Loans Inc and by a first-lien deed of trust of even date from Grantee to Mandy Bennett, trustee.

Property (including any improvements):

Lot 18, Block D, LAUREL RIDGE SECTION FIVE, a Subdivision in Williamson County, Texas, according to the Map or Plat thereof recorded in Cabinet Q, Slides 74-76, Plat Records of Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Williamson County, Texas.

Grantor, for the Consideration, and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds and to hold it to Grantee and Grantee's heirs, successors, and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee and Grantee's heirs, successors, and assigns

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020013003

Pages: 3 Fee: \$25.00
02/07/2020 02:58 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas