ELECTRONICALLY RECORDED 2018037172
Williamson County, Texas Total Pages: 3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

THAT THE UNDERSIGNED DAVID AUSTIN CUNNINGHAM and JAYME LEIGH CUNNINGHAM, husband and wife, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of **Two Hundred Twenty Thousand Five Hundred and 00/100 Dollars ($220,500.00),** payable to the order of **University Federal Credit Union** (hereinafter referred to as "Lender") as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **Allan B. Polunsky, Trustee,** has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **JOSEPH RICHARD SUNDER** whose mailing address is **1401 Jackie Robinson Pl., Round Rock, TX 78665-2457,** herein referred to as the "Grantee", whether one or more, the real property described as follows:

> **Lot 10, Block C of RYAN'S CROSSING SECTION 6, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet V, Slide 284, Plat Records, Williamson County, Texas.**

Commonly known and numbered as: **1401 Jackie Robinson Pl., Round Rock, TX 78665-2457**

Along with all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of grantor in and to any street, ways, alleys, strips or gores of land adjoining the land or any part thereof.

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 the County Clerk's Office of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor,

Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT **LENDER**, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

EXECUTED this 30 day of April, 2018.

DAVID AUSTIN CUNNINGHAM

JAYME LEIGH CUNNINGHAM

STATE OF Texas §

COUNTY OF Travis §

This instrument was acknowledged before me on the 30 of April, 2018 by DAVID AUSTIN CUNNINGHAM and JAYME LEIGH CUNNINGHAM.

JULIE H. PIERRO
My Notary ID # 10069837
Expires May 19, 2019

Notary Public, State of Texas

After recording return to:
Benchmark Title, LLC
1901 N. Lamar
Austin, TX 78705

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2018037172

Pages: 3 Fee: $25.00
05/02/2018 01:19 PM

Nancy E. Rister, County Clerk
Williamson County, Texas