

Return To:  
BRANDY LAM-HAMER  
844 CENTERRA HILLS CIRCLE  
ROUND ROCK, TEXAS 78665

Capital Title  
GF# 20540689 DT

**GENERAL  
WARRANTY DEED WITH VENDOR'S LIEN**  
*(Texas - Vendor's Lien Retained and Assigned to Third Party Lender)*

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.

STATE OF **TEXAS**  
COUNTY OF **WILLIAMSON**

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

That on the **31ST** day of **DECEMBER**, 2020  
**WILLIAM T CUMMINGS JR AND ASHLEY N CUMMINGS, HUSBAND AND WIFE**

whose address is  
**157 BRICKYARD LN, JARRELL, TEXAS 76537**  
hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **BRANDY LAM-HAMER AND SPOUSE, AMY LAM-HAMER**

whose address is  
**844 CENTERRA HILLS CIRCLE, ROUND ROCK, TEXAS 78665**  
hereinafter called "Grantee", whether one or more, the receipt of which is hereby fully acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of \$ **172,800.00**, payable to the order of **FAIRWAY INDEPENDENT MORTGAGE CORPORATION**

whose address is  
**4201 MARSH LANE, CARROLLTON, TX 75007**  
hereinafter called "Lender", as therein specified and providing for acceleration of maturity and for attorneys' 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 from Grantee to

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**CYNTHIA PORTERFIELD**

whose address is

**1800 GOLDEN TRAIL COURT, CARROLLTON, TX 75010**

hereinafter called "Trustee", has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to all that certain real property described herein:

**LOT 4, BLOCK B, SONTERRA WEST PHASE 1B, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET AA, SLIDE 367, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS**

more commonly known as:

**157 BRICKYARD LN, JARRELL, TEXAS 76537**

HOWEVER, this conveyance is made subject to any and all valid and existing restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, covenants and conditions, if any, applicable to and enforceable against the hereinabove described property as shown and filed in the Official Public Records for Real Property in the County Clerk's Office of **WILLIAMSON** 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 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 .

Grantor expressly covenants that Grantor owns the above-described real property, both in terms of the quantity of the land described therein and the quality of the title set forth therein, and that Grantor has good right to convey the above-described real property.

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 or all 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

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ASSIGNED by Grantor, without recourse, to said Lender, its successors and/or assigns, subrogating Lender to all the rights and remedies of Grantor in the premises by virtue of said lien.

Current ad valorem taxes on said property having been prorated, the payment thereof and all subsequent years are assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 31 day of Dec, 2020, but to be effective ~~DECEMBER 31~~, 2020 .

GRANTOR(S):

  
\_\_\_\_\_  
WILLIAM T CUMMINGS JR

  
\_\_\_\_\_  
ASHLEY N CUMMINGS

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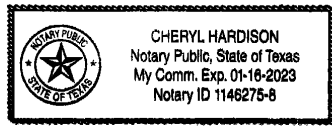
STATE OF Tx, COUNTY OF Williamson §

BEFORE ME, the undersigned, on this day personally appeared  
**WILLIAM T CUMMINGS JR AND ASHLEY N CUMMINGS**

known to me (or proved to me on the oath of \_\_\_\_\_;  
or through State ID);  
to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged  
to me that he/she/they executed the same for the purposes and consideration therein expressed and  
in the capacity therein stated.

Given under my hand and seal of office 31 day of Dec, 2020  
(Seal)

[Signature]  
Notary Public



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**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021000814**

Pages: 5      Fee: \$33.00  
01/04/2021    11:57 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas