

After Recording Return To:

PHILIP OLIVER and KELLY OLIVER

9009 N FM 620 1601 Gouda Court

AUSTIN, TEXAS 78726

Cedar Park TX 78613

15/TC/ 164363 TOM

Loan No. 8301G1E4116

TEXAS GENERAL 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.

Effective Date: December 16, 2016

Grantor (whether one or more): PRATAP KODE AND SIVE S. KODE

Grantee (whether one or more): PHILIP OLIVER AND KELLY OLIVER, HUSBAND AND WIFE

Grantee's Mailing Address: 1601 GOUDA CT
CEDAR PARK, TEXAS 78613

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of TWO HUNDRED FIFTY THOUSAND TWO HUNDRED SIXTY-SEVEN AND NO/100 Dollars (\$250,267.00) (the "Note"), executed by the Grantee and payable to the order of EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to Scott Everett, Trustee for the benefit of the Lender.

Property (including improvements):

That certain property located in WILLIAMSON County, Texas to-wit: LOT 80, BLOCK G, HERITAGE PARK SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET X, SLIDE 303, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS..

Reservations from Conveyance: The first and superior vendor's lien and superior title to secure payment of the Note.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 and singular the rights and appurtenances thereto in any wise belonging; To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor, and Grantor's successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.



The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

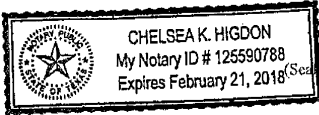
Executed to be effective as of the Effective Date.

Pratap Kode 12/16/16 SIVE S. KODE 12/16/16
PRATAP KODE Date SIVE S. KODE Date

Acknowledgements

STATE OF TEXAS Williamson Individual
COUNTY OF _____

This instrument was acknowledged before me on 12/16/16, by
PRATAP KODE and SIVE S. KODE.



CHelsea K Higdon
Notary Public
Printed Name:

STATE OF TEXAS _____ Individual
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

(Seal) _____
Notary Public
Printed Name:

STATE OF TEXAS _____ Corporate/Partnership
COUNTY OF _____

This instrument was acknowledged before me on _____, by
of _____, on its behalf.

(Seal) _____
Notary Public
Printed Name:

STATE OF TEXAS _____ Attorney-in-Fact
COUNTY OF _____

This instrument was acknowledged before me on _____, by
_____, attorney-in-fact on behalf of _____

(Seal) _____
Notary Public
Printed Name:



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2016119699

Pages: 3 Fee: \$25.00
12/20/2016 03:12 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas