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Williamson County, Texas Total Pages: 3

Georgetown Title Co., Inc

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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.

WARRANTY DEED
(Williamson County, Texas)

Date: FEBRUARY 12, 2021

Grantor: COOPER HOME BUILDERS, LLC

Grantee: CORBIN MACKENZIE CHAVEZ and JAMES TYLER CHAVEZ, wife and husband
Address: 1101 Greg Ln
Jarrell, TX 76537

Consideration: TEN DOLLARS and other good and valuable consideration in hand paid to Grantor, the sufficiency of which is acknowledged, and

the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith in the principal sum of TWO HUNDRED NINETY TWO THOUSAND, SIX HUNDRED TWO AND NO/100 DOLLARS ($292,602.00) payable to PRIMELENDING, A PLAINSCAPITAL COMPANY ("Lender"), payable and bearing interest as therein provided, and containing the usual clauses for acceleration of maturity and 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.

Property (including any improvements):

Lot 16, Block "J", of SECOND MINOR AMENDED PLAT OF THE HOME PLACE AT JARRELL, an addition in and to the City of Jarrell, Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2015093017, Official Public Records, Williamson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, all restrictions, covenants, any outstanding royalty and mineral reservations, conditions and easements of record affecting said property, and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

It is expressly agreed that the VENDOR'S LIEN, as well as the 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.

Lender, at the instance and request of the Grantee herein, has paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the above described note to Lender, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of Lender, and the same are hereby TRANSFERRED AND ASSIGNED to Lender without recourse on Grantor.

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

COOPER HOME BUILDERS, LLC
A Texas limited liability company

By: Kreece Cooper
~~Bryce~~ Cooper, Manager
KREECE KC

STATE OF TEXAS *

COUNTY OF WILLIAMSON *

Kreece

This instrument was acknowledged before me on FEBRUARY 10, 2021 by ~~Bryce~~ Cooper, Manager of COOPER HOME BUILDERS, LLC , a Texas limited liability company, on behalf of said company.

Pamela Jean Martinez
Notary Public, STATE OF TEXAS
My Commission
Expires 01/17/2024
I.D.# 12520238-7

Pamela Jean Martinez
Notary Public, State of Texas

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OFFICIAL PUBLIC RECORDS

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Pages: 3 Fee: $25.00
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Nancy E. Rister, County Clerk
Williamson County, Texas