

02/ATC/AUT 2000571-682

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY**  
**NOTICE OF CONFIDENTIALITY: 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.**

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§ KNOW ALL MEN BY THESE PRESENTS:  
§

THAT KB HOME LONE STAR, INC., A TEXAS CORPORATION (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by NICHOLAS ERWIN DAVISON, AN UNMARRIED MAN whose address is 173 KULMBACHER DRIVE, AUSTIN, TX 78728 (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of THREE HUNDRED THIRTY-THREE THOUSAND EIGHT AND 00/100 DOLLARS (\$333,008.00) payable to the order of KBHS HOME LOANS, LLC (hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to ALLAN B. POLUNSKY Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; and the further consideration of the execution and delivery by Grantees of one certain other promissory note of even date herewith in the principal sum of NINE THOUSAND NINE HUNDRED NINETY AND 00/100 DOLLARS (\$9,990.00), payable to STERNS, said note being secured by a second Vendor's Lien and Superior Title herein retained and additionally secured by a second Deed of Trust thereon of even date herewith from Grantees to AS STATED THEREIN, Trustee; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT 30, BLOCK B, TIMMERMAN, PHASE 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NO. 2019000851, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute. It is further expressly agreed that a second Vendor's Lien is retained against the herein described property to secure the above described NINE THOUSAND NINE HUNDRED NINETY AND 00/100 DOLLARS(\$9,990.00) note, payable to STERNS.

When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

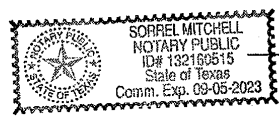
Executed to be effective as of the 25 day of February, 2020

KB HOME LONE STAR, INC., A TEXAS CORPORATION

By: [Signature]  
Its: Josh Reel  
Sr. DUP Coordinator

THE STATE OF Texas  
COUNTY OF Travis

This instrument was acknowledged before me on 2/25/2020, by Josh Reel of  
KB HOME LONE STAR, INC., A TEXAS CORPORATION on behalf of said  
Company



Sorrel Mitchell  
Notary Public, State of Texas

RETURN TO:  
NICHOLAS ERWIN DAVISON  
173 KULMBACHER DRIVE  
AUSTIN, TX 78728

## **EXHIBIT "A"**

Lot 30, Block B, Timmerman, Phase 1, an subdivision in Williamson County, Texas according to the map or plat of record in Document No. 2019000851, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2020019729**

Pages: 4 Fee: \$29.00  
02/27/2020 10:05 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas