

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.

**Special Warranty Deed  
With Vendor's Lien**

Date: February 14, 2020

Grantor: DFH Wildwood, LLC

Grantor's Mailing Address: 14701 Phillips Highway  
Jacksonville, FL 32256

Grantee: Diego Moises Carmona and Tatum Chantelle Carmona

Grantee's Mailing Address: 213 Winding Hollow Drive  
Georgetown, TX 78628

Consideration: A Promissory Note in the original principal sum of Two Hundred Sixty Four Thousand Nine Hundred Fifty Seven and No/100 Dollars (\$264,957.00) payable to the order of Jet Homeloans, LLC ("Lender"), which Promissory Note is secured by a Deed of Trust of even date to Allan B. Polunsky, Trustee.

The debt evidenced by this lien is in part payment of the purchase price of the Property. The debt is secured by a deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by this deed. The deed of trust does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

Lot 29, Block G, of MORNINGSTAR PHASE 3, SECTION 2A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in/under Document No. 2019041490, Official Public Records, Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.


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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, 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 Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Jet Homeloans, LLC, Lender, at Grantee's request, has paid in cash to Grantor that 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 Lender and are transferred to Lender without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

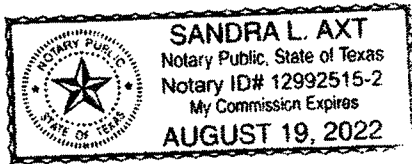
DFH WILDWOOD, LLC,  
A Florida limited liability company

  
\_\_\_\_\_  
Jeff Ferguson, Vice President

STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on February 14, 2020, by Jeff Ferguson, as Vice President, of DFH Wildwood, LLC, a Florida limited liability company, on behalf of said entity.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

Grantee Address:

Diego and Tatum Carmona  
213 Winding Hollow Drive  
Georgetown, TX 78628

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2020015197**

Pages: 4      Fee: \$29.00  
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*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas