ELECTRONICALLY RECORDED 2014018889
Williamson County Texas

50/CTOT
GF# 14-179288-RR /Sdeed

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 WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT THE UNDERSIGNED, **Grant P. Luckshmanan and Sritharshini Luckshmanan, husband and wife**, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of **$365,750.00**, payable to the order of **Stonegate Mortgage Corporation**, as therein specified, providing for acceleration of maturity and for 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 **Michael H. Patterson**, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **Mukhbir Singh and wife, Ranmeet Kaur**, herein referred to as the "Grantee," **whose mailing address is** 2607 Deep River Circle, round Rock, Texas 78665, whether one or more, the real property described as follows:

Lot 4, Block D, of AMENDING PLAT OF LOTS 1-8, BLOCK "D" OF LAKE FOREST II, VILLAGE IIA, a Subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet V, Slides 325-326, of the Plat Records of Williamson County, Texas.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Williamson County, Texas.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed Stonegate Mortgage Corporation, the payee of such Note , and the successors and assigns of said payee, without recourse upon the undersigned.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 19 day of March, 2014.

Grant P. Luckshmanan.
Grant P. Luckshmanan

Sritharshini Luckshmanan
Sritharshini Luckshmanan

THE STATE OF Texas §
§
COUNTY OF Williamson §

The foregoing instrument was acknowledged before me on the 19 day of March, 2014 by Grant P. Luckshmanan and Sritharshini Luckshmanan.

SANDY STEED
Notary Public, State of Texas
My Commission Expires
AUGUST 15, 2017

Sandy Steed
NOTARY PUBLIC, STATE OF
_____

AFTER RECORDING, RETURN TO:
Mukhbir Singh
2607 Deep River Circle
Round Rock, Texas 78665

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

2014018889

Electronically Recorded

OFFICIAL PUBLIC RECORDS

Nancy E. Rister

Nancy E. Rister, County Clerk

2014 March 20 09:14 AM

FEE: $25.00 PGS 3

Williamson County Texas