ELECTRONICALLY RECORDED 2018049047
Williamson County, Texas Total Pages: 4

SPECIAL WARRANTY DEED
(WITH VENDOR'S LIEN)

ORNTIC GF No. 8814000045
TC

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.

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

That **HIGHLAND HOMES–AUSTIN, LLC**, a Texas limited liability company (herein referred to as the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by **BENJAMIN WILLIAM MATSON** and **CHUKWUNONYELU NONNY MATSON**, husband and wife (herein collectively referred to as the "Grantees"), whose address is 2953 Diego Drive, Round Rock, Texas 78665, and further in consideration of a loan from **KELLER MORTGAGE, LLC DBA KELLER MORTGAGE**, an Ohio limited liability company (herein referred to as "Lender"), whose address is 4725 Lakehurst Court, Suite 400, Dublin, Ohio 43016, at the special insistence and request of the Grantees as the funds advanced in execution of that one certain Promissory Note of even date herewith (herein referred to as the "Note"), in the principal sum of One Hundred Ninety Eight Thousand and No/100 Dollars ($198,000.00), bearing interest and payable to the order of Lender, as therein stipulated, and identifying Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Lender as beneficiary, which Note is secured by a Vendor's Lien herein retained, and which the Note in its entirety is secured by a Deed of Trust of even date herewith executed and delivered by the Grantees to **MICHAEL BURNS, ATTORNEY AT LAW, TRUSTEE**, whose address is P.O. Box 992 Allen, Texas 75013, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the Grantees that certain real property, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "Property") located in Williamson County, Texas, and being more particularly described as follows:

Lot 29, Block T, of **Paloma Lake, Section 8**, a subdivision in Williamson County, Texas, according to the plat recorded in **County Clerk's Number 2016068617** of the Real Property Records of Williamson County, Texas.

This conveyance is made and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the property conveyed hereby (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns forever; and the Grantor does hereby bind the Grantor, and the Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. The Grantees assume payment of all taxes for current and subsequent years.

But it is expressly agreed and stipulated that a Vendor's Lien is retained against the Property until the Note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute, and the Grantor does hereby transfer, assign and convey unto Lender, without recourse on Grantor, said Vendor's Lien and all rights, titles, liens and equities in, to and upon the Property.

EXECUTED as of the 1 day of June, 2018.

GRANTOR:

HIGHLAND HOMES–AUSTIN, LLC,
a Texas limited liability company

By: _____
Printed Name: Kelley Tweddell
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kelley Twaddle, the Assistant Secretary of HIGHLAND HOMES–AUSTIN, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 1 day of June, 2018.

NOTARY PUBLIC, STATE OF TEXAS
Printed Name:_____
My Commission Expires:_____

TAMARA CHAVEZ
Notary Public, State of Texas
Comm. Expires 08-22-2020
Notary ID 130788913

PREPARED BY:

Hesse & Hesse, PC
5560 Tennyson Parkway
Suite 250
Plano, Texas 75024

AFTER RECORDING RETURN TO:

Benjamin William Matson
Chukwunonyelu Nonny Matson
2953 Diego Drive
Round Rock, Texas 78665

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2018049047

Pages: 4 Fee: $29.00
06/06/2018 11:24 AM

Nancy E. Rister, County Clerk
Williamson County, Texas