ELECTRONICALLY RECORDED 2023007871
Williamson County, Texas Total Pages: 4

SPECIAL WARRANTY DEED
[with Third Party Vendor's Lien]

PLATINUM TITLE
GF A23-35432-19

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.

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

THAT **CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation now doing business as BROHN HOMES** (hereinafter referred to as "Grantor", whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by:

JORDAN MAIRE LINTT, a Single Woman

(hereinafter referred to as "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of **Two Hundred Thirty-nine Thousand Nine Hundred Ninety-two and No/100 Dollars ($239,992.00)**, bearing even date herewith, payable to the order of **CMG MORTGAGE, INC. d/b/a CMG HOME LOANS** (hereinafter referred to as "Mortgagee"), bearing interest at the rate therein provided, said Note containing an attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **SCOTT R. VALBY, Trustee(s)**; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property herein described, as evidenced by the above described Promissory Note, said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said lien;

And Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

Lot Forty-five (45), Block A of Balcones Flats-Phase I, an Addition to the City of Jarrell, Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2021026413 and amended Plat recorded under Document No. 2021073996 of the Plat Records of Williamson County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantees, their heirs, executors and administrators FOREVER. Grantor does hereby bind itself and its successors and assigns, TO WARRANT

AND FOREVER DEFEND, all and singular the said premises unto the said Grantees, their heirs, executors and administrators, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located, and any title or rights asserted by anyone, including, but not limited to persons, corporation, governments, or other entities to tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interest of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above-described property.

But it is expressly agreed that the Grantor herein reserves and retains for himself, his heirs and assigns, a VENDOR'S LIEN as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest therein have been fully paid according to the terms thereof, which this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 30 day of January, 2023.

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation now doing business as BROHN HOMES

By: _____
GREGORY RANDALL BARBER, JR.
Assistant Secretary

Jordan Maire Lintt will reside at the following address:

Grantee's Address:

420 Black Opal Drive

Jarrell, Texas 76537

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 30 day of January, 2023, by GREGORY RANDALL BARBER, JR., as Assistant Secretary of **CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation** now doing business as BROHN HOMES, on behalf of said corporation.

My commission expires:

Nov 14, 2023

NOTARY PUBLIC

Lisa Marie Rivenbark

Printed Name of Notary

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2023007871

Pages: 4 Fee: $34.00
01/31/2023 09:26 AM
KCURRIE

Nancy E. Rister, County Clerk
Williamson County,Texas