ELECTRONICALLY RECORDED 2018124052
TRV 3 PGS

GF No. 2899618-01028 - JH

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.

GENERAL WARRANTY DEED
with Third Party Vendor's Lien

Date: August 3, 2018

Grantor: Juanita Joyce Beasley, her sole and separate property

Grantee: Nathan Palmer and Takiyah Palmer, husband and wife

Grantee's Mailing Address:

5133 Valburn Court
Austin, TX 78731

Consideration:

Ten and No/100 Dollars ($10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of **University Federal Credit Union** in the principal amount of **FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($415,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **University Federal Credit Union** and by a first-lien deed of trust of even date from Grantee to **Allan B. Polunsky, trustee.**

Property (including any improvements):

Lot 99-A, in Block B, of AMENDED PLAT OF LOTS 93-102, BLOCK B, TREETOPS SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 99, Page 52, of the Plat Records of Travis County, Texas.

Commonly known as 5133 Valburn Court, Austin, TX 78731.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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.

University Federal Credit Union, 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 **University Federal Credit Union** and are transferred to **University Federal Credit Union** 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

Juanita Joyce Beasley

STATE OF TEXAS §
§
COUNTY OF Williamson §

3 The foregoing instrument was acknowledged before me, the undersigned notary, on the day of August, 2018 by **Juanita Joyce Beasley.**

JACQUELINE HILL NOTARY PUBLIC STATE OF TEXAS ID 130208675 EXP. 04-29-2019

Notary Public, State of Texas

Jacqueline Hill
Printed Name of Notary

4/29/19
My Commission Expires

AFTER RECORDING RETURN TO:

Nathan Palmer and Takiyah Palmer
5133 Valburn Court
Austin, TX 78731

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
August 06 2018 08:16 AM
FEE: $ 34.00 **2018124052**