ELECTRONICALLY RECORDED 2019027746

TRV 3 PGS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

DATE: February 27, 2019

GRANTOR: Ashton Austin Residential, L.L.C., a Texas limited liability company

GRANTOR'S MAILING ADDRESS: 10721 Research Blvd., B-210, Austin, TX 78759

GRANTEE: Michael Dennis Burton and Alicia Marie Burton, husband and wife

GRANTEE'S MAILING ADDRESS: 6421 Graymont Dr.
Austin, TX 78754

CONSIDERATION:

$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of $248,847.00, and is executed by Grantee, payable to the order of The Home Lending Group, LLC. The note is secured by a vendor's lien retained in favor of The Home Lending Group, LLC in this deed and by a deed of trust of even date from Grantee to Thomas E. Black, Jr., Trustee.

03/01247-6091/SB-PL

PROPERTY (including any improvements):

Lot 12, Block F, OF HARRIS BRANCH TRACT E-68, SECTION ONE (1), a subdivision in Travis County, Texas, according to the map or plat recorded under Document No. 201700054, of the Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

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 shall become absolute.

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

The Home Lending Group, LLC, 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 described. The vendor's lien and superior title to the property are retained for the benefit of The Home Lending Group, LLC and are transferred to that party.

Ashton Austin Residential, L.L.C., a Texas limited liability company

By: _____

Name: _____

Title: _____

Acknowledgement

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 27 day of February, 2019, by Mike Kinzel, VP Finance of Ashton Austin Residential, L.L.C., a Texas limited liability company, on behalf of said company.

CARRIE L GARRETT
Notary Public, State of Texas
Comm. Expires 03-08-2020
Notary ID 13057224-5

Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 01247-69091

After Recording Return To:

Michael Dennis Burton & Alicia Marie Burton
6421 Graymont Dr.
Austin, TX 78754

Df9091-sw

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
February 28 2019 12:01 PM
FEE: $ 34.00 2019027746