



**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:** December 6<sup>th</sup>, 2019  
**Grantor:** Robin Lea Curle, her sole and separate property  
**Grantee:** John J Edwards, II and wife, Tisha D Goodman

**Grantee's Mailing Address:**

7009 Quill Leaf Cove  
Austin TX 78750

**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 **Colonial National Mortgage, a division of Colonial Savings, F.A.** in the principal amount of **THREE HUNDRED TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$327,500.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Colonial National Mortgage, a division of Colonial Savings, F.A.** and by a first-lien deed of trust of even date from Grantee to **J. David Motley and/or F. Allen Maulsby, trustee.**

**Property (including any improvements):**

Lot 36, in Block D, of JESTER ESTATE, SECTION I, PHASE II, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82, Page 335, of the Plat Records of Travis County, Texas.

Commonly known as 7009 Quill Leaf Cove, Austin, TX 78750

**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

GF No. 9991-19-4154

Colonial National Mortgage, a division of Colonial Savings, F.A., 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 Colonial National Mortgage, a division of Colonial Savings, F.A. and are transferred to Colonial National Mortgage, a division of Colonial Savings, F.A. 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.

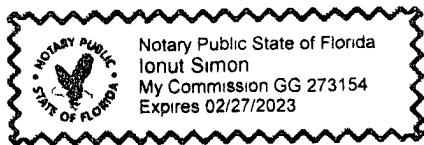
*[Handwritten Signature]*  
Robin Lea Curle

Date: December 06, 2019

STATE OF FLORIDA §  
COUNTY OF COLLIER §

The foregoing instrument was acknowledged before me, the undersigned notary, on the 06<sup>th</sup> day of December, 2019 by **Robin Lea Curle**.

*[Handwritten Signature]*  
Notary Public, State of Florida



Printed Name of Notary  
My Commission Expires

RETURN

PATTERN TITLE COMPANY  
9600 GREAT HILLS TRAIL STE 150E  
FED EX  
AUSTIN, TX 78759

man

vr



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*[Handwritten Signature]*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

2019200787

Dec 20, 2019 03:14 PM

Fee: \$30.00

MEDINAE