

AFTER RECORDING MAIL TO:  
LUDOVICO DAVID  
7016 LICKEEN COURT  
AUSTIN, TX 78744

Prepared By:  
Robertson Anschutz Vettors  
1500 CityWest Boulevard, Ste. 700  
Houston, TX 77042

RETURN TO:  
AUSTIN TITLE COMPANY  
STONEBRIDGE PLAZA II  
9600 N. MOPAC EXPRESSWAY  
SUITE 125  
AUSTIN, TX 78759-6507  
GF# AUST16013294-086-02

**SPECIAL WARRANTY DEED**

**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

§

ss.: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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THAT KB Home Lone Star Inc., a Texas Corporation, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by LUDOVICO DAVID and HAZEL DAVID, HUSBAND AND WIFE, hereinafter called "Grantee", whose mailing address is 7016 LICKEEN COURT, AUSTIN, TX 78744, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of Three Hundred Twenty-Two Thousand Fifty-Nine Dollars (\$322,059.00), of even date herewith, payable to the order of Stearns Lending, LLC, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing 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 Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Ruth W. Garner, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in TRAVIS County, Texas, to-wit:

**Lot 11, Block J, Springfield, Section 3, an addition in Travis County, Texas according to the map or plat recorded in Document No. 201600006, Official Public Records of Travis County, Texas.**

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when 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 corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

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EXECUTED this 27 day of January, 2017

~~KB Home Lone Star Inc.~~

By: \_\_\_\_\_

Name: Josh Real

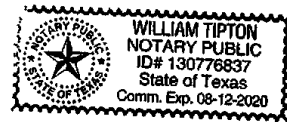
Title: Closing Coordinator

**ACKNOWLEDGMENT**

State of Texas §  
County of Travis §

This instrument was acknowledged before me on this 27 day of January, 2017  
by Josh Real Closing Coordinator of KB Home  
on behalf of said Corporation.

William Tipton  
Notary Public  
William Tipton  
Printed Name of Notary Public



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
January 31 2017 01:34 PM