

WE HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
HERE OF

BR TITLE AGENCY, LLC

BY

GF NO. 22-2650

SPECIAL WARRANTY DEED WITH VENDORS LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

THE STATE OF TEXAS

COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

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.

THAT THE UNDERSIGNED, BLOOMFIELD HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING
HEREIN BY AND THROUGH ITS DULY AUTHORIZED PARTNER, hereinafter called "Grantor", whether one
or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the
undesignated in hand paid by the Grantee herein named, whose address is 2021 RANCHWOOD DRIVE, WYLLIE,
TEXAS 75098, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery
by the Grantor of that one certain promissory note of even date herewith in the principal sum of FIVE HUNDRED
SEVENTY FOUR THOUSAND FOUR HUNDRED THIRTY AND NO/100 DOLLARS (\$574,430.00), payable to
the order of HIGH ANDS RESIDENTIAL MORTGAGE, LTD., as therein specified, providing for acceleration of
maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is
additionally secured by a deed of trust of even date herewith to ALLAN B. POLINSKY, Trustee, has GRANTED,
SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto RAJESH SHANAM
AND SHRAVANI THIRUPANI, HUSBAND AND WIFE, herein referred to as the "Grantee", whether one or more, all
of Grantor's right, title and interest in and to the real property described as follows, to-wit:

LOT 15, BLOCK D, EMERALD VISTA, PHASE ONE, AN ADDITION TO THE CITY OF WYLLIE, COLLIN
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2021,
PAGE 231, OF THE MAP AND/OR PLAT RECORDS, COLLIN COUNTY, TEXAS.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way,
reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of
municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against
the above-described real property as shown by the records of the County Clerk of said County. Furthermore, Grantor
expressly retains, for Grantor and Grantor's successors and assigns, a reservation of all of Grantor's right, title and
interest in and to the mineral estate including, without limitation, all water and geothermal rights and interests, and all of
the oil, gas, lignite, coal, casinghead gas, other hydrocarbon substances and other minerals, in, on and under the above-
described real property together with all rights, privileges and appurtenances pertaining thereto including, but not limited
to, all rights to receive all royalties, bonuses, delay rentals, and other amounts therefore, and the right to negotiate and
execute oil, gas, water, geothermal and/or mineral leases affecting the above-described real property.

It is expressly understood and agreed that Grantor makes this conveyance and Grantee accepts this conveyance
with the following limitations concerning warranties, express or implied: the only express warranty given relating to
construction of the improvements to this Property is that express written limited warranty delivered to Grantee by
separate document. Any implied warranties on any "consumer product" (as defined in 15 U.S.C. 2301 through 2312)
covered by said express written limited warranty are limited to a duration of one (1) year from the date of this Deed to
the fullest extent permitted by applicable law, and any implied warranty of construction in a good and workmanlike
manner is expressly disclaimed and excluded. Nothing herein shall limit the warranty of Grantor as to the title of the
Property described herein. Except as to the foregoing express limited warranty and any implied warranties on consumer
products, there are no other warranties or representations, express or implied, as to the Property and improvements
therein, including, but not limited to a warranty of merchantability and/or workmanship, and all such warranties are
expressly disclaimed by Grantor and waived by Grantee to the fullest extent allowed by law. If applicable law does not
permit such disclaimer, then any implied warranties are limited in duration to two (2) years from the date of this Deed,
unless prohibited by law.

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TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and
appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors
and assigns forever, subject to the foregoing; and Grantor does hereby bind Grantor's heirs, executors, administrators,
successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular, the said premises, subject to the
foregoing, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every
person whomsoever claiming or to claim by, through or under Grantor but not otherwise.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described
premises, is retained against the above described property, premises and improvements until the above described note
and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall
become absolute. THAT HIGH ANDS RESIDENTIAL MORTGAGE, LTD. ("Lender"), at the instance and request
of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the
herein described real property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the
Superior Title to said real property, is retained herein for the benefit of said Lender and the same are hereby
TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.
TO BE EFFECTIVE on this the 31 day of OCTOBER, 2022.

GRANTOR:
BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Marsalyn K. Motley
a Texas corporation
Name: Marsalyn K. Motley
Title: Attorney in Fact

ACKNOWLEDGMENT

Marsalyn K. Motley
Attorney in Fact
Bloomfield Properties, Inc
General Partner

THE STATE OF TEXAS
COUNTY OF DADE
The foregoing instrument was acknowledged before me on this 31 day of OCTOBER, 2022,
by Marsalyn K. Motley, the Attorney in Fact of BLOOMFIELD
LIMITED PARTNERSHIP, and in the capacity therein stated.



My Commission Expires:

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

RAJESH SHANAM
SHRAVANI THIRUPANI
2021 RANCHWOOD DRIVE
WYLLIE, TEXAS 75098

PREPARED IN THE LAW OFFICE OF:

BELLINGER AND ASSOCIATES
12221 MERIT DRIVE, SUITE 1750
DALLAS, TEXAS 75251

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