

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 29, 2003

Grantor: BEAZER HOMES TEXAS, L.P., a Delaware Limited Partnership

Grantor's Mailing Address (including county):

BEAZER HOMES TEXAS, L.P.
10235 West Little York, Suite 240
Houston, Texas 77040
Harris County

Grantee: CALARIELL P. JOHNSON, a single person

Grantee's Mailing Address (including county):

CALARIELL P. JOHNSON
5039 Tiger Shilly Way
Houston, TX 77085
Harris County

County Clerk
HARRIS COUNTY TEXAS

2003 SEP -8 PM 2:16

FILED

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Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of ONE HUNDRED EIGHT THOUSAND TWO HUNDRED THIRTY-SEVEN AND 00/100 DOLLARS (\$108,237.00) and is executed by Grantee, payable to the order of BANK OF AMERICA, N.A. The note is secured by a vendor's lien retained in favor of BANK OF AMERICA, N.A. in this deed and by a deed of trust of even date, from Grantee to PRLAP, INC., Trustee.

BANK OF AMERICA, N.A., at Grantee's request, having 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 BANK OF AMERICA, N.A. and are transferred to BANK OF AMERICA, N.A. without recourse on Grantor.

Property (including any improvements):

LOT FIFTEEN (15), IN BLOCK SIX (6), OF POST OAK PLACE SECTION FOUR (4), A SUBDIVISION, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 532026 OFF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all existing restrictions, mineral reservations and interests, conditions, covenants, easements and rights of way, if any, applicable to and enforceable against the above described real property as now reflected by the records of the County Clerk of Harris County, Texas.

399-03-1584

WD
etc
B25
Q

399-03-1584

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Current ad valorem taxes on the above described property as of the date hereof are assumed by grantee and grantee covenants and promises to pay the same.

Grantor, for the consideration, receipt of which is acknowledged, 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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors 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.

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.

BEAZER HOMES TEXAS, L.P.,
a Delaware Limited partnership



BY: BEAZER HOMES TEXAS HOLDINGS, INC.
General Partner

BEAZER HOMES TEXAS, LP
BY: ~~BEAZER HOMES TEXAS HOLDINGS, INC.,~~
NAME: ~~ITS GENERAL PARTNER~~
TITLE: WILLIAM J. BROWN-DIVISION SR. VICE PRESIDENT

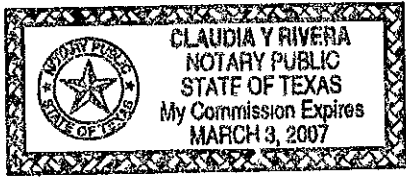
COPY

1584-03-399

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Harris

This instrument was acknowledged before me on August 29, 2003, by William J. Braun, D.U. Sr. & Co. Pres. of BEAZER HOMES TEXAS HOLDINGS, INC., General Partner on behalf of BEAZER HOMES TEXAS, L.P., a Delaware limited partnership.



Claudia Y. Rivera
Notary-Public, State of _____

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

SEP - 8 2003

PREPARED IN THE OFFICE OF:

Michael H. Laster
WILLIAMS, BIRNBERG & ANDERSEN, LLP
6671 Southwest Freeway, Suite 303
Houston, Texas 77074-2284



Barclay L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

AFTER RECORDING RETURN TO:

F:\WP\MHL\TATCO\399\031584VLD

UNRECORDED
WARRANTY DEED
COPY

3588-62-725

THE STATE OF TEXAS
COUNTY OF HARRIS

*
* HOLD FOR TEXAS LONE STAR TITLE, LP,
*

GF # 399031584

The real property described below, which you are purchasing, is subject to deed restrictions recorded at FILM CODE NO. 532026 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF HOUSTON IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the CITY OF HOUSTON may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the property you are acquiring are as follows:

LOT FIFTEEN (15), IN BLOCK SIX (6), OF POST OAK PLACE SECTION FOUR (4), A SUBDIVISION, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 532026 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

5639 TIGER LILLY WAY, HOUSTON, TEXAS 77085

Executed this the 29th day of AUGUST, 2003.

BEAZER HOMES TEXAS, L.P.

BEAZER HOMES TEXAS, LP
BY: BEAZER HOMES TEXAS HOLDINGS, INC.,
IT'S GENERAL PARTNER

By: William T. Brown
WILLIAM T. BROWN, DIVISION SR. VICE PRESIDENT
DIV. SR. VICE PRESIDENT

Seller *[Signature]*

The undersigned admit receipt of the foregoing notice at or prior to closing the purchase of property above described.

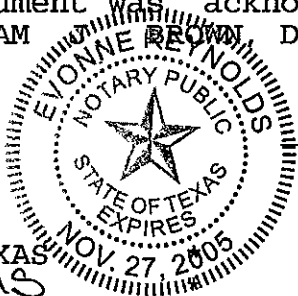
Executed this the 29th day of AUGUST, 2003.

Calariell P. Johnson
CALARIELL P. JOHNSON

Purchaser

THE STATE OF TEXAS *
COUNTY OF Fort Bend *

This instrument was acknowledged before me on August 29, 2003, by WILLIAM T. BROWN, DIV. SR. VICE PRESIDENT of BEAZER HOMES TEXAS, L.P..

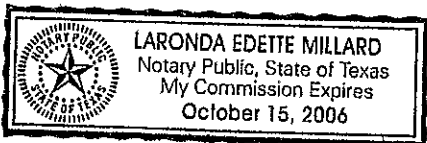


Evonne Reynolds
Notary Public in and for The State of Texas

THE STATE OF TEXAS *
COUNTY OF Harris *

This instrument was acknowledged before me on 8/29/03, 2003, by CALARIELL P. JOHNSON.

Indomilard
Notary Public in and for The State of Texas



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

SEP - 8 2003



Beverly B. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Notice
925

574-73-559

UNOFFICIAL COPY

2003 SEP - 8 PM 2:16
COUNTY CLERK
HARRIS COUNTY, TEXAS
FILED

W
Turn

Notice Name: DEXTER CHARLES NICHOLSON
CP Name: CALARIELL PATRICE JOHNSON
OAG Number: 0010048757

**CERTIFICATE OF TERMINATION OF ASSIGNMENT
OF CHILD SUPPORT LIEN**

05/31/06 **Z335770**
201160059

\$0.00

Obligor: DEXTER CHARLES NICHOLSON
SSN: 450-39-9386

Obligee: CALARIELL PATRICE JOHNSON
SSN: 457-43-8128

[Handwritten initials]

Pursuant to Texas Family Code § 231.107, notice is hereby given that the Office of the Attorney General of Texas has filed with the court of continuing jurisdiction a "Notice of Termination of Assignment" changing the payee from the Office of the Attorney General to CALARIELL PATRICE JOHNSON in Cause Number 200308807, in 246TH JUDICIAL DISTRICT, HARRIS COUNTY, TEXAS.

fu

RP 022-49356

Maria Bitoun
Office of the Attorney General
MARIA BITOUN AAG - SBN: 24004578
RANDY BOYKIN - SBN: 02790700
MYSTI DENNIS - SBN: 24007104
SUE WEST TOMLINSON - SBN: 20123300
ASSISTANT ATTORNEY GENERAL
CHILD SUPPORT DIVISION
6200 SAVOY, STE 930
HOUSTON, TX 77036
Telephone No. (713)266-6300
Toll Free
Fax No. (713)785-3452

UNOFFICIAL COPY

County Clerk
COUNTY CLERK
HARRIS COUNTY, TEXAS

2006 MAY 31 AM 10:02

FILED

Return to:
The Office of the Attorney General
6200 SAVOY, STE 930
HOUSTON, TX 77036

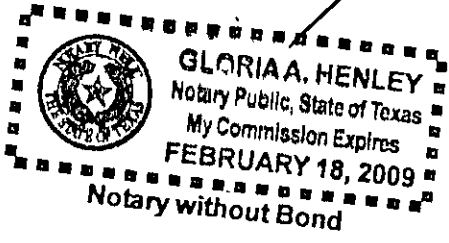
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STATE OF TEXAS

COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned Notary Public, by Martin A. Britton
this 30 day of May, 2006

Gloria A. Henley
NOTARY PUBLIC



RP 022-49-1357

UNOFFICIAL COPY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW THE STATE OF TEXAS COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

MAY 31 2006



Dorothy B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ABSTRACT OF JUDGMENT

Date: September 14, 2020

Judgment Debtors: Transocity Freight Services LLC and Calariell P. Johnson a/k/a Calariell Johnson

Judgment Debtors' Last Known Addresses: 2100 West Loop South #900, Houston, Harris County, Texas 77027 and 5639 Tiger Lilly Way, Houston, Harris County, Texas 77085

Judgment Creditor: Transportation Alliance Bank Inc.

Judgment Creditor's Address: c/o WELTMAN, WEINBERG & REIS CO., L.P.A., 3705 Marlane Drive, Grove City, Ohio, 43123

Judgment

Date: August 6, 2020

Cause Number: 1141572

Style of Case: *Transportation Alliance Bank Inc. v. Transocity Freight Services LLC, and Calariell P. Johnson*

Court: In the County Civil Court at Law No. 2 of Harris County, Texas

AMOUNT OF JUDGMENT:

\$58,317.49, representing the deficiency balance due as of May 21, 2020, plus attorney's fees in the amount of \$1,500.00, and Plaintiff shall also recover pre-judgment interest at a rate of 18.000% from May 22, 2020 through July 30, 2020, in addition to post-judgment interest thereon at the contractual rate of 18.000% per annum until paid from the date of judgment, together with all costs in this behalf expended.

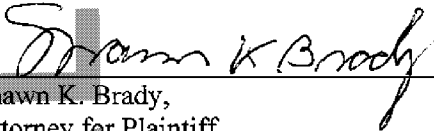
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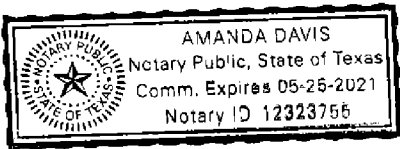
VERIFICATION


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Shawn K. Brady, who, being by me duly sworn, on oath stated that the facts contained in the foregoing ABSTRACT OF JUDGMENT are within his personal knowledge or are based on information obtained from documents or other persons and are true and correct.


Shawn K. Brady,
Attorney for Plaintiff,
Transportation Alliance Bank Inc

SUBSCRIBED AND SWORN TO before me, on this the 14th day of September, 2020.




NOTARY PUBLIC, in and for the
STATE OF TEXAS

AFTER RECORDING ORIGINAL RETURN TO:

BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034

RP-2020-445685

RP-2020-445685
Pages 3
09/22/2020 09:43 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



A handwritten signature in black ink, appearing to read "Chris Hollins", written over the seal.

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-445685

UNOFFICIAL COPY