


MARY LOUISE NICHOLSON
COUNTY CLERK

Fair Texas Title GF# MF213116

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.

Special Warranty Deed with Vendor's Lien

Date: July 19, 2021

Grantor: Braveheart Partners, LLC, a Texas limited liability company

Grantee: 1831 EBroad, LLC, a Texas limited liability company

Grantee's Mailing Address:

1831 EBroad, LLC
723 N. Fielder Rd., Suite B
Arlington, TX 76012

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Inwood National Bank in the principal amount of THREE MILLION THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$3,360,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Inwood National Bank and by a first-lien deed of trust of even date from Grantee to Gary L. Tipton, trustee.

Property (including any improvements):

Lot 1R, in Block 1, of HUNTERS POINTE ADDITION, an addition in Tarrant County, Texas, according to the Map or Plat thereof recorded under Document No. D218247118, Official Public Records of Tarrant County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2021 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land

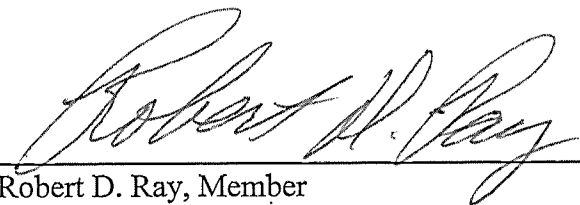
usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; shortages in area; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the 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 will become absolute.

Inwood National Bank, 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 Inwood National Bank and are transferred to Inwood National Bank without recourse against Grantor.

Braveheart Partners, LLC, a Texas limited liability company,

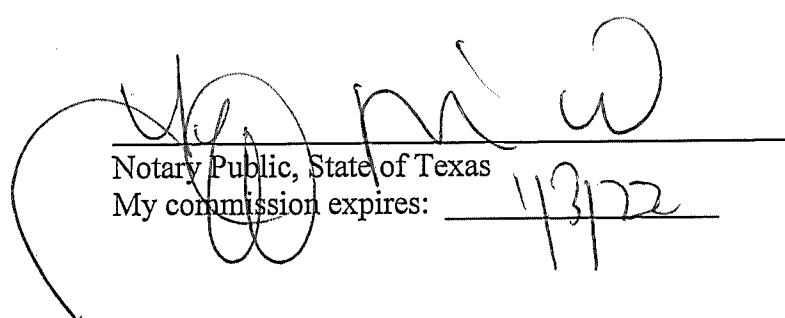
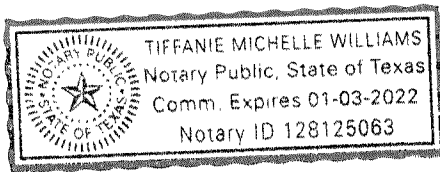

Robert D. Ray, Member

Filed as Received

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on JULY 20, 2021, by Robert D. Ray Members on behalf of Braveheart Partners, LLC, a Texas limited liability company.



Notary Public, State of Texas

My commission expires: 11/3/22

PREPARED IN THE OFFICE OF:

Philip H. Trew PC
100 S. Lakeshore Dr.
Weatherford, TX 76087

AFTER RECORDING RETURN TO:

1831 EBroad, LLC
723 N. Fielder Rd., Suite B
Arlington, TX 76012