SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR	§	

THAT THE UNDERSIGNED, MCNAIR CUSTON HOMES LP, a Texas limited partnership, 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 undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto THE GARDENS AT GREYSTONE HOMEOWNERS' ASSOCIATION, INC., herein referred to as "Grantee", whether one or more, all of Grantor's undivided right, title and interest in and to the real property described as follows:

BEING LOT 1, BLOCK 74, THE GARDENS AT GREYSTONE, A SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED AT DOCUMENT NO. 20070258609 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (the "Property")

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and condition, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Bexar County, Texas. By accepting this Deed, Grantee hereby agrees to assume and pay all ad valorem taxes and assessments on the Property for the current year and subsequent years,

TO HAVE AND TO HOLD the above described premises, together with all and similar the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever; and Grantor does herby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND, subject to the foregoing exceptions, all and singular, the Property unto Grantee, its heirs, executors, administrators, successors and assigns, against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof, by though or under Grantor, but not otherwise.

EXECUTED this 9th day of March, 2021.

GRANTOR:

McNair Custom Homes, LP.

By: McNair & Company of Texas, LLC

Its: General Partner

John McNair, Manager

Grantee: The Gardens of Greystone c/o AAM, LLC 8200 Perrin Beitel, Suite 128

San Antonio, Texas 78218

Doc# 20210071663 03/19/2021 12:45PM Page 2 of 3 Lucy Adame-Clark, Bexar County Clerk

THE STATE OF TEXAS	§
	§
COUNTY OF BEXAR	§

Before me the undersigned Notary on this day personally appeared John McNair, Manager of McNair & Company of Texas, LLC, general partner of McNair Custom Homes, L.P. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal of office on this the Hay of Ward, 2021.

Notary Public in and for the State of Texas

After Recording Return to:

Cagle Pugh 4301 Westbank Drive, Suite A-150 Austin, TX 78746

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number: 20210071663

Recorded Date: March 19, 2021

Recorded Time: 12:45 PM

Total Pages: 3

Total Fees: \$30.00

** THIS PAGE IS PART OF THE DOCUMENT **

** Do Not Remove **

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/19/2021 12:45 PM

Lucy Adame-Clark Bexar County Clerk