



SPECIAL WARRANTY DEED

DATE: March 1st, 2021

GRANTOR: TR Heath Partners, Ltd.

GRANTOR'S MAILING ADDRESS: 1600 N. Collins Blvd., Suite 3000
Richardson, Texas 75080

GRANTEE: Heath Crossing Homeowners Association, Inc.

GRANTEE'S MAILING ADDRESS: 6010 W. Spring Creek Parkway
Plano, TX 75024

CONSIDERATION: Ten dollars (\$10.00) plus other good and valuable consideration

PROPERTY: Common Area 1 (1.16 acres), Common Area 2 (7.014 acres), Common Area 3 (9.372 acres), all in Heath Crossing Phase Three B, an addition to the City of Heath, according to the plat thereof, recorded in Cabinet J, Slide 117, in the Plat Records of Rockwall County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Taxes for the current year and all matters of public record.

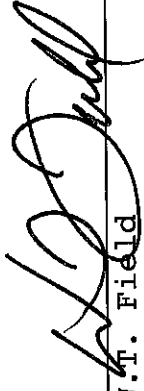
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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, by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

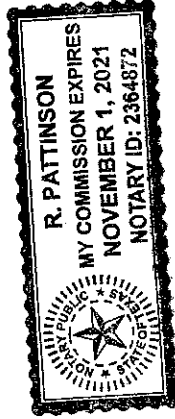
TR HEATH PARTNERS, LTD.,
a Texas limited partnership


By: TFC Heath GP, Inc., general partner

By: 
W.T. Field
Executive Vice President

**STATE OF TEXAS
COUNTY OF DALLAS**

This instrument was acknowledged before me on the 1st day of March, 2021, by W.T. Field, Executive Vice President of TFC Heath GP, Inc., general partner of TR Heath Partners, Ltd., a Texas limited partnership, on behalf of such partnership.




Notary Public, State of Texas
11/1/21
Commission Expires:

AFTER RECORDING RETURN TO:

Heath Crossing Homeowners Association, Inc.
Attn: Danielle Lascalere
Legacy Southwest Property Management, LP
6010 W. Spring Creek Parkway
Plano, TX 75024

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/01/2021 03:39:35 PM
\$30.00
20210000004767



