

GENERAL WARRANTY DEED

STATE OF TEXAS

Know All Men By These Presents:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey unto the Grantee, the following described real property situated in the County of _____, State of Texas, to-wit:

Legal Description:

[Insert legal description of the property, including metes and bounds or reference to subdivision plat, lot number, block number, and county records as applicable.]

TO HAVE AND TO HOLD the above described premises, with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, and Grantee's heirs and assigns forever, and Grantor hereby binds Grantor and Grantor's heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Executed this ____ day of _____, 20__.

GRANTOR:

GRANTEE:

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Name of Grantor], a[n] [individual/corporation/partnership/etc.], on behalf of [himself/herself/itself/the entity].

Notary Public, State of Texas

Signature of Notary Public

Printed Name of Notary

My Commission Expires: _____

Notary Seal:

Grantor Covenants:

Grantor covenants that Grantor owns the property in fee simple, that the property is free from all encumbrances except those of record, and that Grantor will warrant and defend the title against all lawful claims and demands.

Habendum Clause:

To Have and to Hold the property herein granted unto Grantee and Grantee's heirs and assigns forever.

Delivery and Recording:

This deed shall be deemed delivered upon execution and shall be recorded in the official public records of the County where the property is located.

Governing Law:

This deed is governed by and shall be construed in accordance with the laws of the State of Texas.

Binding Effect:

This deed shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns.

Original source of this document:

<https://docs-realestate.com/warranty-deed-texas-template/>

Did you find this template helpful?

Find more updated templates at:

<https://docs-realestate.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.