

# TOP TIPS ON WARRANTY DEEDS

## *(Team Perspective)*

- A Deed is a document that conveys an interest in real estate from one party to another. The deed is usually signed only by the seller and should always be recorded.
- The Deed to a property is often (and mistakenly) thought by buyers and sellers to be the same as title.
- In Texas, a purchaser of real estate does not receive a physical title.
- In Texas, title is the evidence an individual has of his or her right to possess land.
- That evidence is generally a recorded Deed and an examination of the public records.
- In the General Warranty Deed, the grantor promises to warrant title back to the sovereignty of the soil.
- In the Special Warranty Deed, the grantor promises to warrant and defend title only against claims which may have arisen during his or her ownership.
- Our transactions usually contain Vendors Lien language in the Consideration section of the Deed.
- There are six main requirements for a deed to be valid. With the final one being “signed by the seller and delivered”.
- If a deed is recorded it is delivered and accepted.

