WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Karen Johnson Davidson County Batch# 746458 **DEEDWARR** 10/29/2021 09:49:30 AM 2 pgs Fees: $13.00 Taxes: $1,572.50 20211029-0145390 File #2021-682	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00. Affiant Subscribed and sworn to before me on October 27, 2021. NOTARY PUBLIC My Commission Expires: 01/14/25

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Ford and Toccota Ford 4204 Kings Ct. Nashville, TN 37218	Rocket Mortgage, LLC P.O. Box 6577 Carol Stream, IL 60197	081-12-0-059.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PATIENCE BARTON MOORE FORMERLY KNOWN AS PATIENCE M. BARTON, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOHN FORD AND TOCCOTA FORD, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled Settle's Subdivision of Lots 249-277, inclusive North Nashville Real Estate Co. Plan of Lots, of record in Book 57, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATIENCE M. BARTON, by deed from LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I, LLC, ASSET-BACKED CERTIFICATES, SERIES 2004-HE9, of record as Instrument No. 20070914-0110243, dated August 9, 2007, said Register's Office.

The undersigned, Eric Moore, spouse of Patience Barton Moore, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1707 Nassau Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on October 26, 2021.

Grantor:

Patience Barton Moore formerly known as Patience M. Barton

Grantor:

Eric Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **PATIENCE BARTON MOORE FORMERLY KNOWN AS PATIENCE M. BARTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of October, 2021.

Notary Public

My commission expires: 6/14/25

KEATON RYE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ERIC MOORE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of October, 2021.

Notary Public

My commission expires: 6/14/25