This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $180,000.00.

Tammy Mellard
Affiant

Subscribed and sworn before me this the 19th day of December, 2019.

Melissa Heavener
Notary Public
My commission expires: 1-3-23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 334219 DEEDWARR
12/26/2019 08:51:35 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20191226-0132798

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hayley Amour 365 Janette Ave Goodlettsville, TN 37072	Lender CMG Mortgage 3160 Crow Canyon Rd., Ste 400 San Ramon CA 94583	033-12-0 143.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KODY RUCK AND TRINA D. RUCK, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HAYLEY AMOUR AND ANSON AMOUR, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 299 on the plan of GATEWOOD, SECTION 3, as shown by plat of record in Plat Book 4175, Page 49-50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kody Ruck, an unmarried man, by deed from Kelly Enterprises, dated 02/27/2009, of record in Instrument No. 20090304-0019081, said Register's Office. Trina D. Ruck is joining in this conveyance to convey and marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 365 Janette Ave, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KR TR

Witness my hand this the 19th day of December, 2019.

Kody Ruck

Trina D. Ruck

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kody Ruck and Trina D. Ruck,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY