BILL GARRETT, Davidson County
Trans:T20140083875 DEEDWARR
Recvd: 11/06/14 10:17 2 pgs
Fees:13.00 Taxes:627.71
20141106-0102561

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0663M

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,650.00

Affiant

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2014

Notary Public
Commission Expires: 2.11.16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Cron 665 Mercer Drive Hermitage, TN 37076	Ameris Bank 1800 Parkway Place, #820 Marietta, GA 30067	075-11-0-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bradley J. Weckesser and Emily K. Weckesser, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Cron and Katherine Cron, joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 371 on the plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Bradley J. Weckesser and Emily K. Weckesser, husband and wife, by Warranty Deed from David Sharifi, dated 6/10/14 and recorded 6/12/14 in Instrument No. 20140612-0051291; and being the same property previously conveyed to David Sharifi, a married man by Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA6, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, dated 12/6/13 and recorded 12/17/13 in Instrument No. 20131217-0127115; and being the same property previously conveyed to The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA6, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement by Substitute Trustee's Deed from York Trustee Services, LLC, as Substitute Trustee, dated 10/1/13 and recorded

10/3/13 in Instrument No. 20131003-01003848, Register's Office for Davidson County, Tennessee. The said York Trustee Services having been appointed Substitute Trustee by instrument dated 8/6/13 and recorded 8/20/13 in Instrument No. 20130820-0087534, said Register's Office. Being the same property previously conveyed to Andrea N. Morawe by Quitclaim Deed from Arnd Morawe, dated 11/18/06 and recorded 11/20/06 in Instrument No. 20061120-0143636; and being the same property previously conveyed to Andrea N. Morawe, a married person, by Warranty Deed from Patricia Ann Espy Davis, unmarried, dated 4/29/05 and recorded 6/15/05 in Instrument No. 20050615-0068684, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 665 Mercer Drive, Hermitage, TN 37076.

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of October, 2014.

Bradley J. Weckesser

Emily K. Weckesser

STATE OF Ohio
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Bradley J. Weckesser and Emily K. Weckesser

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wooster (City), Ohio (State) this 3rd day of October, 2014.

Notary Public
My Commission Expires: _____

(Notary Seal)

MICHAEL D. WORKMAN
Notary Public, State of Ohio
My Commission Expires
Nov.5, 2017