Name and Address of New Owner:
Daniel Krihak and Peggy Krihak
31 Hamilton Lane
Oak Brook, IL 60523

Send Tax Bills To:
31 Hamilton Lane
Oak Brook, IL 60523

Karen Johnson Davidson County
Batch# 342996 DEEDWARR
01/14/2020 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20200114-0005056

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09402005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clay Bass Wood, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Krihak, unmarried and Peggy Krihak, unmarried, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Edgefield Land Company's First Subdivision as of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clay Bass Wood, an unmarried man by Quitclaim Deed from Connie Gill, a married woman dated October 31st 2017 and recorded December 14th 2017 record in Instrument No. 20171214-0127490, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clay Bass Wood, an unmarried man and Connie Gill, a married woman by Quitclaim Deed from Regina W. Wheelock, a widow dated August 4th 2017 and recorded August 8th 2017 record in Instrument No. 20170808-0081332, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Regina W. Wheelock and Thomas G. B. Wheelock, wife and husband, by Quitclaim deed from Knowles A. Overholser, unmanied, dated October 1, 2003 and filed of record in Instrument No. 20031009-0150459, in the Register's Office for Davidson County, Tennessee. The said Thomas G. B. Wheelock died on December 22, 2016 devising property into Regina W. Wheelock as his surviving spouse. Further, being the same property conveyed to Knowles A. Overholser, married by deed dated July 1, 1997 from Regina Walker Overholser of record in Book 10515, page 609, Register's Office for Davidson County, Tennessee. Knowles A. Overholser has since conveyed his interest in said property to Knowles A. Overholser and Regina W. Overholser by Quitclaim Deed of record in Book 10638, page 596, Register's Office for Davidson County, Tennessee. The said Regina Walker Overholser, Regina W. Overholser and Regina W. Wheelock are all one and the same person.

This property has never been the marital residence of Clay Bass Wood and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all

This is improved property known as 1702 Long Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of January, 2020.

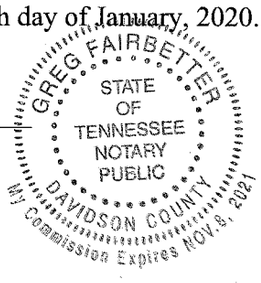
_____(SEAL)
Clay Bass Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2020, before me personally appeared Clay Bass Wood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of January, 2020.

_____
Notary Signature
My commission expires: 11-8-21



AFFIDAVIT OF VALUE

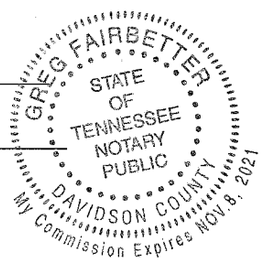
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Connie Taylor
(Affiant)

Sworn to and subscribed before me this
7th day of January, 2020.

Notary Public
My commission expires: _____
File No. 20-798



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212