Quitclaim Deed of Executor

GRANTOR: GEORGE H. CATE, JR., EXECUTOR, ESTATE OF VIRGINIA S. CATE, DECEASED

GRANTEE: ROBERT T. CATE, INDIVIDUALLY
2876 SUGARTREE ROAD
NASHVILLE, TN 37215

SEND TAX NOTICES TO:

ROBERT T. CATE
2876 SUGARTREE ROAD
NASHVILLE, TN 37215

MAP/PARCEL #117-9/77

BILL GARRETT, Davidson County
Trans: T20120059475 DEEDQC
Recvd: 08/10/12 09:46 2 pgs
Fees: 12.00 Taxes: 0.00

20120810-0071485

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Under TCA § 67-4-409(a)(3)(D) this instrument is exempt from the transfer tax as a distribution of realty to the beneficiaries of a will.

George H. Cate Jr.
GEORGE H. CATE, JR., *Executor, Estate of Virginia S. Cate, Deceased*

SWORN TO and SUBSCRIBED BEFORE ME this 9th day of August, 2012.

DONNA PERKINS, *Notary Public*

My Commission Expires: 09/03/12

DONNA PERKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

(SEAL)

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

In order to carry out the devise set forth in the Will of Virginia S. Cate this Executor's Quitclaim Deed is executed by George H. Cate, Jr., Executor of her Estate.

RECITALS:

1. By deed dated August 21, 1958, of record in Book 2801, page 335, Register's Office for Davidson County, Tennessee, the parcel of realty generally described as 2876 Sugartree Road, Nashville, Tennessee 37215, Map/Parcel No. 117-9/77, was conveyed to Wilbur H. Cate and wife, Virginia S. Cate.

2. By quitclaim deed dated July 2, 1999, of record in Book 11558, page 873, said Register's Office, the said Wilbur H. Cate and Virginia D. Cate, retaining a seventy-five percent (75%) undivided interest, conveyed a twenty-five percent (25%) undivided interest in the said parcel of realty to Robert T. Cate and wife, Vivian D. Cate.

3. On November 6, 2000, Wilbur H. Cate died in Davidson County, Tennessee, survived by his wife, Virginia S. Cate. His estate was administered in the Probate Court for Davidson County, Tennessee under Docket No. 01P-1203.

4. On July 12, 2012, Virginia S. Cate died in Davidson County, Tennessee. Her Last Will and Testament was probated in the Probate Court for Davidson County, Tennessee on the 27th day of July, 2012 under Docket No. 12P-1164. The said Will named her nephew, George H. Cate, Jr., to serve as Executor and devised her remaining interest in the realty at 2876 Sugartree Road, Nashville, Tennessee, to her son, Robert T. Cate.

5. It is the purpose of this Executor's Quitclaim Deed to effectuate the transfer of the interest of Virginia S. Cate in the said realty to Robert T. Cate in order to carry out the devise set forth in the Will.

6. Virginia S. Cate and Virginia Elizabeth Cate are one and the same person.

CONVEYANCE:

In consideration of the recitals set forth above, the undersigned, George H. Cate, Jr., as Executor of the Estate of Virginia S. Cate, Deceased, hereby quitclaims, transfers, and conveys to Robert T. Cate the entire interest of the Decedent, Virginia S. Cate, in the parcel of realty in Nashville, Davidson County, Tennessee, described as follows:

Being Lot No. 34 on the Map of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:

Beginning at a point in the North margin of Sugar Tree Road, at an iron pin at the corner of Lots Nos. 33 and 34; thence with the margin of said road, westerly 100 feet to a concrete monument set at the beginning of a curve; thence around said curve in the northerly direction 44.12 feet to another concrete monument set in the easterly margin of Hilldale Drive; thence with the margin of said drive, northerly 119.5 feet, and continuing with the same, northerly 160.5 feet to the corner of Lots Nos. 34 and 35; thence with the line between said lots, easterly 123.7 feet to the corner of Lots Nos. 33 and 34; thence with the line between said lots, southerly 307.3 feet to the point of beginning.

Being the same property conveyed to Wilbur H. Cate and wife, Virginia S. Cate, by deed from Z. D. Atkins and wife, Peggy H. Atkins, dated August 21, 1958, of record in Book 2801, page 335, Office of the Register for Davidson County, Tennessee.

And being the same property, a twenty-five percent (25%) undivided interest in which was transferred to Robert T. Cate and wife, Vivian D. Cate, by a Quitclaim Deed from Wilbur H. Cate and Virginia S. Cate, dated July 2, 1999, of record in Book 11558, page 873, Office of the Register for Davidson County, Tennessee.

The said Wilbur H. Cate died on the 6th day of November, 2000, survived by his wife, Virginia S. Cate, who died on July 12, 2012, devising her remaining interest in the property to Robert T. Cate by her Will of record in Docket No. 12P-1164, Probate Court for Davidson County, Tennessee.

This is improved property known as 2876 Sugartree Road, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of August, 2012.

George H. Cate, Jr.

GEORGE H. CATE, JR., *Executor of the Estate of Virginia S. Cate, Deceased*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DONNA PERKINS, a notary public in and for said county and state, the within named GEORGE H. CATE, JR., Executor of the Estate of Virginia S. Cate, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 2012.

Donna Perkins

DONNA PERKINS, *Notary Public*

My Commission Expires: 09/03/12

(S E A L)

