Bill Garrett Davidson County
Batch# 27496 DEEDWARR
11/17/2017 03:03:30 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20171117-0118498

SPECIAL EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Joanne G. Cato et al, as Co-Trustee 3701 West End Ave., No. 8 Nashville, Tennessee 37205	Same as New Owner	Map-Par. 104-09-0A-008.00 CO

Witnesseth:

WHEREAS, VIRGINIA TIPTON CRAIG A/K/A V.H.T. CRAIG (hereinafter referred to as the "Decedent"), died on December 25, 2016, leaving a Last Will and Testament dated December 18, 2006;

WHEREAS, said Last Will and Testament were admitted to probate on February 16, 2017, in the Seventh Circuit Probate Court for Davidson County, Tennessee, Docket No. 17P-212;

WHEREAS, the Administrator, C.T.A., of Decedent's Estate, CUMBERLAND TRUST & INVESTMENT COMPANY, INC., is duly qualified, the debts of the Decedent have been paid and the period for creditors' claims has passed; and

WHEREAS, the Administrator, C.T.A., by signing this Executor's Deed, desires to transfer all of its right, title and interest in and to the within-described Property (the "Property") to the Grantee listed herein.

NOW, THEREFORE, in consideration of One Dollar ($1.00), the receipt of which is hereby acknowledged, **CUMBERLAND TRUST & INVESTMENT COMPANY, INC.**, Administrator, C.T.A., of the Estate of **VIRGINIA TIPTON CRAIG A/K/A V.H.T. CRAIG** (said Administrator, C.T.A., hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby transfer and convey unto **JOANNE G. CATO, HAL GILLESPIE CATO, THOMAS HEARD CATO AND CATHERINE CATO RENKEN, CO-TRUSTEES OF THE SURVIVORS TRUST UNDER THE CATO COMMUNITY PROPERTY TRUST AGREEMENT, DATED FEBRUARY 1, 2013, AS TO A 50% UNDIVIDED INTEREST, AND JOANNE G. CATO, HAL GILLESPIE CATO, THOMAS HEARD CATO AND CATHERINE CATO RENKEN, CO-TRUSTEES OF THE TENNESSEE QTIP TRUST UNDER THE CATO COMMUNITY PROPERTY TRUST AGREEMENT, DATED FEBRUARY 1, 2013, AS TO A 50% UNDIVIDED INTEREST**, (hereinafter referred to together as "Grantee"), their successors and assigns, any and all right, title, and interest it has in and to the following described property located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Unit No. 8, on the Horizontal Property Regime for Whitehall, as recorded in the Master Deed of record in Book 5576, page 424, amended in Instrument No. 20080110-0003211 and Instrument No. 20111207-0095579 and as shown on the plan of record in Book 5200, page 241, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to V.H.T. CRAIG, by deed from REBER BOULT AND WIFE, OLIVIA WEAVER BOULT, of record in Book 9314, page 70, dated April 14, 1994, said Register's Office. The said V.H.T. CRAIG A/K/A VIRGINIA TIPTON CRAIG having since died testate on or about December 25, 2016 appointing CUMBERLAND TRUST & INVESTMENT, ADMINISTRATOR, C.T.A., OF THE ESTATE OF V.H.T. CRAIG A/K/A VIRGINIA TIPTON CRAIG, pursuant to will of record in the Seventh Circuit Probate Court for Davidson, County Tennessee, Docket No. 17P-212

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS: 3701 West End Ave., No. 8, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest therein belonging to Grantor, forever, and Grantor will warrant and forever defend the aforesaid right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor, but not otherwise. Notwithstanding the foregoing, **Cumberland Trust & Investment Company, Inc.** executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise. The transfer of the Property is made subject to those matters set forth on Exhibit A attached hereto.

WITNESS OUR HAND, this 16th day of November, 2017.

CUMBERLAND TRUST & INVESTMENT COMPANY, INC.,
ADMINISTRATOR, C.T.A.

By: _____
Judy Johnson, Vice President and Trust Officer

STATE OF TENNESSEE
COUNTY OF Davidson)

Before me, Donna Wooden, a Notary Public of said County and State, personally appeared JUDY JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be VICE PRESIDENT AND TRUST OFFICER of CUMBERLAND TRUST & INVESTMENT COMPANY, INC, the within named bargainor, and that she as VICE PRESIDENT AND TRUST OFFICER executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as VICE PRESIDENT AND TRUST OFFICER.

WITNESS MY HAND, at office, this 16th day of November, 2017.

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Donna J Wooden
Notary Public
My Commission Expires: 07-02-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Sworn to and subscribed before me,
THIS 16th DAY OF November, 2017.

NOTARY PUBLIC

My Commission Expires: 07-02-2018

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

THIS INSTRUMENT PREPARED BY: **Paul F. Soper, Esq.**
West End Title & Escrow, LLC
2323 21st Avenue, S.,
Suite 502
Nashville, TN 37212
(615) 454-6251

EXHIBIT A

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-09-0A-008.00 CO.

2. Master Deed of record in Book 5576, page 424, amended in Instrument No. 20080110-0003211 and Instrument No. 20111207-0095579, said Register's Office.

3. Assessments and Easements set out in Master Deed of record in Book 5576, page 424, said Register's Office.

4. Matters shown on the Plan of record in Plat Book 5200, page 241, said Register's Office.

5. Grantee understands that the Estate of Virginia T. Craig has not yet received federal estate tax (if applicable) clearance and that there is a possibility of a lien encumbering the Property until such clearance is received. Grantor has paid all such taxes believed to be due and has made adequate provision for payment of any additional death taxes which may give rise to such a lien.

True Copy Certification

I, Paul F. Soper, 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, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 9/7/21
Notary' Seal (if on paper):

