THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 908012 DEEDWARR
08/25/2022 10:53:14 AM 4 pgs
Fees: $23.00 Taxes: $3,052.50

20220825-0096017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

James A. Crossman
AFFIANT

Subscribed and sworn to before me this 25th day of August 2022.

Notary Public
My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
James A. Crossman Martha Joy Gilmore 4420 Herbert Place Nashville, TN 37215	New Owner	117-09-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

ROBERT T. CATE and wife, VIVIAN D. CATE

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

JAMES A. CROSSMAN and wife, MARTHA JOY GILMORE

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantors covenant

with the said Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; have a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' 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.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 25th day of August 2022.

Robert T. Cate
ROBERT T. CATE

Vivian D. Cate
VIVIAN D. CATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ROBERT T. CATE and VIVIAN D. CATE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

Witness my hand, at office, this the 25th day of August 2022.

David A Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Woodmont Estate Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

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, of record in Book 2801, Page 335, dated August 21, 1958, said Register's Office.

Further being the same property conveyed to ROBERT T. CATE and wife, VIVIAN D. CATE, a 25% undivided interest, by quitclaim deed from WILBUR H. CATE and wife, VIRGINIA S. CATE, of record in Book 11558, Page 873, dated July 2, 1999, said Register's Office. WILBUR H. CATE having since died on or about November 6, 2000, leaving VIRGINIA S. CATE as surviving tenant by the entirety. VIRGINIA S. CATE having since died on or about July 12, 2012. Pursuant to the Last Will and Testament of VIRGINIA S. CATE in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in Case No. 12P-1164, said property was devised to her son, ROBERT T. CATE. Also see quitclaim deed in Instrument No. 20120810-0071485.

Further being the same property conveyed to ROBERT T. CATE and wife, VIVIAN D. CATE, by quitclaim deed from ROBERT T. CATE and wife, VIVIAN D. CATE, as to a 25% undivided interest, and ROBERT T. CATE as to a 75% interest, of record in Instrument No. 20131001-0102876, dated September 25, 2013, said Register's Office.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessment required to be paid in the year 2022 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 7228, Page 404, said Register's Office.