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January 31, 2018

Mr. John C. McLemore
Attorney at Law
2000 Richard Jones Rd., Ste 250
Nashville, TN 37215

Dear Mr. McLemore:

RE: Thomas Morgan
53 Louis Ave.
Tax Map 39-O, Group B, Parcel 3.01

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the Seventh Civil District of Putnam County, Tennessee, conveyed to Thomas Morgan, as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 901, Page 389. This opinion covers a period of twenty years to January 31, 2018 at 8:00 a.m.

My examination of the said public records reveals the following objections:

1. Mortgages, deeds of trust, and/or purchase money lien notes:

Subject to a Deed of Trust to First Volunteer Bank, in the original amount of \$36,550.00, dated December 18, 2015, recorded January 5, 2016, in Record Book 911, page 764; Assignment of Rents recorded in Record Book 911, page 773, aforesaid records.

2. Taxes:

- a. Subject to the 2016 County taxes in the amount of 375.00 and the 2016 City taxes in the amount of \$115.00, plus penalty and interest, liens now past due and payable.
- b. Subject to the 2017 County taxes in the amount of 375.00 and the 2017 City taxes in the amount of \$115.00, liens now due and payable.
- c. Subject to the 2018 County and City taxes, liens not yet due and payable.
- d. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. David W. Ledbetter, Attorney at Law, assumes no liability

Mr. John C. McLemore
RE: 53 Louis Ave.
January 31, 2018
Page 2

for taxes assessed by correction pursuant to the provisions of T.C.A., Section 67-5-603, et seq.

3. Other objections:

Subject property is assessed with a mobile home. No Affidavit of Affixation of record in the Register's Office of Putnam County, Tennessee.

This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) improper subdivision or re-subdivision of subject property, or failure to comply with applicable governmental planning regulations or statutes; (g) any unrecorded liens; (h) accuracy of the index books of the Register's, Trustee's and Clerk and Master's offices of said County; (i) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (j) any undisclosed heirs; (k) any fraud or forgery in connection with any of the instruments in the chain of title; (l) mental incompetence; (m) confusion with regard to the name or proper identity of parties; (n) improprieties with regard to delivery of deed; (o) marital rights (spouse or former spouse of past owners not revealed in the instrument); (p) any instrument executed by a minor; (q) lack of corporate capacity in the event a corporation is in the chain of title; (r) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (s) any questions of security interests or liens under the Uniform Commercial Code; (t) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvements now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said County, and, therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f) improper subdivision or re-subdivision of subject property could be protected against by requiring a qualified licensed surveyor to properly subdivide or re-subdivide subject property and obtain necessary approvals in accordance with any applicable governmental planning regulations and statutes. Item (g) unrecorded liens, could be guarded against by an inspection of the premises for new improvements, and if such appear to have been present, the utilization of the notice of completion and waiting ten (10) days to close as per T.C.A. Section 66-11-143, et seq. The matters under (h) through (s) may be insured against by the utilization of title insurance, and should you desire more information in that regard we would be pleased to discuss same with you.

Mr. John C. McLemore
RE: 53 Louis Ave.
January 31, 2018
Page 3

This title report does not certify the existence of any mineral rights or mineral interests for minerals of any kind, whether surface or subsurface, or for any rights, privileges, or immunities relating thereto. The undersigned makes no representation as to present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of rights or interests not disclosed hereby.

This title opinion is issued for the sole use and benefit of **Mr. John C. McLemore**, and the undersigned shall not be responsible to any other party relying on it.



DAVID W. LEDBETTER, ATTORNEY AT LAW

EXHIBIT 'A'
TAX MAP 39-O, GROUP B, PARCEL 3.01

Lying and being located in the Seventh Civil District of Putnam County, Tennessee and being more particularly described as follows:

Beginning at a iron pin in the west margin of Louis Ave. said pin being the northeast corner of the lot herein described also being Mitchell Sullivans (RB607-524) southeast corner; thence leaving Sullivan and going with said Ave. S 12°10'23" W a distance of 134.05' to a iron pin being Barry Geers (RB 869-749) northeast corner; thence leaving said Ave. and going with Geer N 78°03'59" W a distance of 94.52' to a iron pin in the east margin of UC EMC (354-233); thence leaving Geer and going with UC EMC N10°59'25" E a distance of 132.46' to a iron pin being Sullivans southwest corner; thence with Sullivan S 79°00'29" E a distance of 97.27' to the point of beginning containing 0.29ac ± as surveyed by Larry Jackson RLS #2269 on 10-5-2015.

Also included in this conveyance is a 1998 Mobile Home, VIN# TNFLV26A49174ST12

The previous and last conveyance being a deed of record in Record Book 901, Page 389, Register's Office of Putnam County, Tennessee.