

This Instrument Prepared By:
Title One, Inc.
501 Adesa Blvd., Suite B-210
Lenoir City, Tennessee 37771
Phone: (865) 816-6386

ATTORNEY'S TITLE OPINION. This title opinion is for the sole benefit of addressee, and is not to be relied upon by others.

TO: Tays Realty and Auction, LLC

We have made an examination of records in the Office of the Register of Deeds and the tax collecting offices of **ROANE County** and the Cities in said County, for a period of **thirty consecutive years, through June 4, 2018, at 2:45 p.m.** Based upon that examination, we are of the opinion that marketable title to the property described in Schedule B herein is vested in the following persons, subject to the exceptions shown in Schedule A:

Teresa Chasteen

SCHEDULE A--EXCEPTIONS TO TITLE

1. No opinion is expressed as to: (a) the quantity of land; (b) overlapping boundaries; (c) mechanic's or furnisher's liens not of record; (d) matters which do not appear of public record in the County Register's Office; (e) accuracy of the records of the Register's Office of the County where the land lies; (f) matters which could only be properly determined by surveys or a personal inspection of the land; (g) any matters appearing on the records of the Federal District Court, and proceedings in any Bankruptcy Court; (h) title to appliances installed on deferred payments, if any, whether attached to or otherwise used in connection with the premises, and any liens arising therefrom; (i) any liens or other penalties assessed by any agency due to hazardous or toxic waste laws; (j) compliance with any applicable zoning regulations.

2. Subject to a Deed of Trust executed by Teresa C. Chasteen, same person as Teresa Chasteen, to John Ray McKeenan, Trustee for Citizens National Bank, dated April 9, 2003, recorded on April 10, 2003 as Trust Book 822, Page 136, in the Register's Office for Roane County, Tennessee, securing the principal sum of \$506,396.27. See also Modification Agreement to modify the property description of collateral, filed of record on April 17, 2009, in Book 1317, Page 467; and Deed of Trust Modification Agreement filed of record on May 13, 2013, in Book 1466, Page 467, in the Register's Office for Roane County, Tennessee.

3. Subject to a Notice of Lien: Ladd Owners Association of Ladd Landing, Inc. vs Teresa Chasteen, Judgment in the amount of \$1,612.98 plus interest and court cost, recorded in Book 1529, Page 792, in the Register's Office for Roane County, Tennessee.

4. Subject to a Notice of Lien: Ladd Owners Association of Ladd Landing, Inc. vs Teresa Chasteen, Judgment in the amount of \$1,680.27, plus interest and court cost, recorded in Book 1529, Page 798, in the Register's Office for Roane County, Tennessee.

5. Subject to Lien for 2019 Roane County and City of Kingston Property Taxes. Payment of all ad valorem county and city property taxes for prior years, shall be paid as follows:

CLT #048P-B-005.00 (Lot 93); 2018 Roane County Property Taxes WERE PAID in the amount of \$354.00 on 02/07/2019;

CLT #048P-B-005.00 (Lot 93); 2018 City of Kingston Property Taxes WERE PAID in the amount of \$204.00 on 02/07/2019;

CLT #048P-B-007.00 (Lot 95); 2018 Roane County Property Taxes WERE PAID in the amount of \$373.00 on 02/07/2019;

CLT #048P-B-007.00 (Lot 95); 2018 City of Kingston Property Taxes WERE PAID in the amount of \$215.00 on 02/07/2019;

(2019 Property Taxes become Due and Payable October 1, 2019)

6. Applicable easements, restrictions and building set back lines of record at Roane County, Tennessee.

7. Matters depicted or disclosed by map recorded in Plat Cabinet C, Page 34 (formerly Plat Cabinet B, Page 195), in the Register's Office Roane County, Tennessee.

8. Matters depicted or disclosed by map recorded in Plat Cabinet A, Slide 166, in the Register's Office Roane County, Tennessee.

9. SUBJECT to matters shown on survey by Richard Carter, TN RLS No. 1981, dated February 23, 2003.

10. Covenants and restrictions of Ladd Landing @ Kingston Northbridge filed of record in Book N22, Page 569; Book N22, Page 821; Book M22, Page 312 and Book G7, Page 412 and on Plat Cabinet C, Slide 34, in the office of the Roane County Register of Deeds.

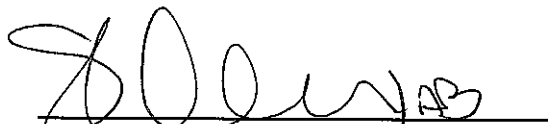
11. Subject to minimum building setback lines of 25' front; 5' rear and 10' side and 15' side; Subject to Drainage and Utility Easements of 5' rear and side of lot lines and 10' inside front lot lines, as shown on the Plat of record at Plat Cabinet C, Page 34, in the Register's Office for Roane County, Tennessee.

12. SUBJECT TO the amended and restated Declaration of Easements, Covenants, Restrictions and Owner's Association for Ladd Landing, of record in Deed Book N22, Pages 569-674, Register's Office for Roane County, Tennessee, and all Supplementary Declarations (the "CC&R's"); the TVA Restrictions of record in Deed Book G-7, Page 412, said Register's Office; and the Maintenance Agreement for Ladd Landing Boulevard, of record in Book DM22, Page 312, said Register's Office. The CC&R's provide that certain streets or right-of-ways within the project for Ladd Landing may be designated by Ladd Landing as private roadways under private ownership. Any street designated as a private street or private roadway must be maintained by the homeowners association established by the CC&R's until such roadways are accepted for public maintenance.

13. Subject to all unrecorded liens and claims of lien of any nature, including, but not limited to: environmental and child support liens, and all related notices, that are not separately time-dated, indexed, and recorded in the Register's Office for the county in which the subject property lies in exact compliance with the statutory requirements necessary to record judgments of Tennessee Courts of record so that they will be liens on property in such county; and any claims of fixtures under the Uniform Commercial Code.

14. General Exceptions: This opinion of title 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) any unrecorded liens; (g) accuracy of the index books of the Register of Deeds for the County searched; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises, including but not limited to: recent construction or repairs, encroachments, utility lines, creeks and other waterways, unlawful or unauthorized use of the property, violations of utility and drainage easements, setback lines and other restrictive covenants prescriptive easements; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of the parties when said names provided by someone other than the party searching title (former name, former married name, or spouses name); (m) improprieties with regard to delivery of instruments; (n) lack of proper consideration other than that stated in instrument; (o) marital rights-spouse or former spouse of past owners not revealed in the instruments; (p) any instrument executed by a minor; (q) lack of corporate capacity of a corporation in the event a corporation is in the chain of title; (r) lack of authority of an agent or partner; (s) any local, state or federal environmental lien; (t) violation of any local zoning, ordinance or planning commission requirements. The items listed under the above paragraph are matters which would not be revealed by examination of the records in the Register's Office for the county the property is located, and therefore, are matter that are beyond the scope of a title search. Matters under (a),(b),(c),(d), and (h) could be protected against by an accurate survey by a licensed surveyor. Item (f) unrecorded liens could be protected against by inspection of the premises for new improvements, and if such appear to have been present with the last year, the utilization of the 10 day notice of completion as per T.C.A. §66-11-143. The remaining items may be insured against by the purchase of title insurance (some exceptions may remain), and may be purchased through this agency.

This opinion of title is intended for the exclusive use of the above addressee and makes no warranties, express or implied, to any other person or persons, bank, corporation or groups for any purpose whatsoever.


Sharon Reynolds Clark
Licensed Insurer/Attorney

SCHEDULE B--DESCRIPTION OF PROPERTY

A certain land in Roane County, State of Tennessee more particularly described as follows:

Tract 2: Land in Third Civil District of Roane County, Tennessee, being Lots No. 93 and 95, located in Ladd Landing, as shown on the plat for Re-plat of Lots 77-96, Section 6, Ladd Landing @ Kingston, Northbridge Close & Ladd Landing Blvd., of record in Plat Cabinet C, Page 34, in the Register's Office for Roane County, Tennessee, to which plat references are hereby made for a more particular description.

BEING A PORTION of the same property conveyed to Teresa Chasteen by Quit Claim Deed from Ladd Landing, LLC, dated December 15, 2008, filed of record on December 23, 2008, in Deed Book 1304, Page 307, in the Register's Office for Roane County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements, setback lines, etc. as shown of record in the Register's Office for Roane County, Tennessee.

SUBJECT TO the amended and restated Declaration of Easements, Covenants, Restrictions and Owner's Association for Ladd Landing, of record in Deed Book N22, Pages 569-674, Register's Office for Roane County, Tennessee, and all Supplementary Declarations (the "CC&R's"); the TVA Restrictions of record in Deed Book G-7, Page 412, said Register's Office; and the Maintenance Agreement for Ladd Landing Boulevard, of record in Book DM22, Page 312, said Register's Office. The CC&R's provide that certain streets or right-of-ways within the project for Ladd Landing may be designated by Ladd Landing as private roadways under private ownership. Any street designated as a private street or private roadway must be maintained by the homeowners association established by the CC&R's until such roadways are accepted for public maintenance.

Tax ID Number: 048P-B-005.00 and 048P-B-007.00