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March 9, 2021

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: Joe Jackson Road
Tax Map 79, Parcel 2.00

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the Fifth Civil District of Putnam County, Tennessee, conveyed to GSG Holdings Group, LLC, as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 1257, Page 254. This opinion covers a period of twenty years to March 9, 2021 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 Union Bank & Trust Company in the amount of \$136,000.00 dated November 30, 2020, recorded December 3, 2020 in Record Book 1257, Page 256, aforesaid records.

2. Taxes:

- a. Subject to the 2021 County taxes, a lien not yet due and payable.
- b. The 2020 County taxes in the amount of \$478.00 have been paid.
- c. 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 for taxes assessed by correction pursuant to the provisions of T.C.A., Section 67-5-603, et seq.

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3. Other objections:
 - a. Possibly subject to the future assessment of Greenbelt "rollback" taxes.
 - b. Subject to all matters on the survey by Vick Surveying, LLC dated November 24, 2020.

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.

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

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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 ***Tays Realty & Auction***, and the undersigned shall not be responsible to any other party relying on it.



DAVID W. LEDBETTER, ATTORNEY AT LAW

Exhibit "A"

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

Beginning at a 28" hickory being the northernmost corner of this described parcel located east of a gravel road as well as being located S 34°36'31" E 1699.82 feet from a power pole; thence going with the Tayes Hollow Property, LLC property S 53°33'06" E 153.02 feet to a 38" poplar; thence S 71°23'56" E 167.40 feet to a point in a drain; thence S 58°34'50" E 305.81 feet to a 16" hickory; thence S 58°48'20" E 196.52 feet to a ½" pipe (found); thence S 69°18'50" E 550.17 feet to a 30" poplar; thence leaving Tayes and going with the Verble Hollow Property, LLC property S 33°28'38" E 187.42 feet to a 16" maple; thence S 02°20'07" W 258.09 feet to a 16" beech; thence S 02°36'19" W 186.15 feet to a point on bluff; thence S 28°12'57" W 166.66 feet to a 26" chestnut oak; thence S 54°24'53" W 89.49 feet to a 28" hickory; thence S 30°42'33" W 390.93 feet to a 34" chestnut oak; thence N 84°30'17" W 238.13 feet to a 24" white oak; thence N 89°12'50" W 234.07 feet to a 32" white oak; thence S 17°13'06" E 166.60 feet to a 32" hickory; thence S 19°11'57" E 202.51 feet to a 10" maple; thence S 16°13'19" E 89.63 feet to a 24" maple; thence S 29°45'35" E 178.61 feet to a ½" pipe (set); thence S 28°00'35" E 241.64 feet to a 36" maple; thence S 09°08'11" E 260.41 feet to a 26" oak; thence S 05°03'07" E 254.85 feet to a 16" maple; thence S 06°26'18" E 197.47 feet to a 16" red oak; thence S 12°12'41" W 204.12 feet to a 12" sourwood; thence S 41°44'54" W 161.79 feet to a 6" maple; thence S 59°19'07" W 135.55 feet to a ½" pipe (set); thence N 84°52'03" W 224.25 feet to a 16" maple; thence N 89°07'42" W 289.83 feet to a ½" pipe (set); thence N 88°10'10" W 176.36 feet to a 34" chestnut oak; thence N 83°38'23" W 300.37 feet to a 30" poplar; thence S 82°33'27" W 220.83 feet to a 36" red oak; thence N 80°14'08" W 205.36 feet to a 35" beech; thence N 76°28'06" W 245.97 feet to a ½" pipe (found); thence N 66°22'30" W 243.55 feet to a 16" maple; thence leaving Verble and going with the Bowling Enterprises property as well as the American Sand Company LLC & Bulldog Leasing Company LLC property N 15°24'01" E 295.81 feet to a 20" white oak; thence N 10°18'22" E 305.47 feet to a steel fence post; thence N 19°41'52" E 465.15 feet to a steel fence post; thence N 07°32'33" E 231.71 feet to a steel fence post; thence N 04°41'12" W 199.15 feet to a 5/8" rebar (found); thence N 01°09'37" E 335.30 feet to a 24" hickory; thence N 18°23'58" E 418.87 feet to a 24" maple; thence N 38°10'34" E 101.72 feet to a 12" oak; thence N 02°52'50" W 172.98 feet to a 20" chestnut oak; thence N 30°05'02" E 54.97 feet to a 16" maple; thence N 51°06'53" E 228.11 feet to an 18" maple; thence N 08°00'06" W 15.00 feet to a 20" chestnut oak; thence N 33°13'59" E 115.50 feet to a 14" maple; thence N 46°10'24" E 164.90 feet to a 20" chestnut oak; thence N 66°10'05" E 121.27 feet to a 26" chestnut oak; thence N 44°48'46" E 203.64 feet to a 30" chestnut oak; thence N 11°49'10" E 205.36 feet to a 20" maple; thence N 17°27'56" E 144.19 feet to a 28" hickory to the beginning being 136.24 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 24 November 2020.

As a part of this conveyance, it is included herewith an easement for ingress and egress for the right of way to the above described property from the southerly terminus of Joe Jackson Road, Putnam County, Tennessee through the adjacent property of Highway's, Incorporated, a description of which is attached hereto and conveyed herewith, and being

part of the same easement conveyed to Morrison Lowe, Jr. by Easement Deed from MARK A. ODOM, president of HIGHWAYS, INC., dated June 29, 1998, or record in Notebook 21, Page 283, Register's Office, Putnam County, Tennessee.

The previous and last conveyance being a deed to GSG Holdings Group, LLC of record in Record Book 1257, Page 254, Register's Office of Putnam County, Tennessee.

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