

THE OFFICER LAW OFFICE

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June 14, 2018

Tays Realty & Auction, LLC
620 Maxwell St.
Cookeville, TN 38501

ATTENTION CAMERON NIXON

Re: Attorney's Opinion of Title
Record Title: Joyce Dodson Windle

Dear Mr. Nixon:

This will certify that the Overton County records have been examined regarding the title to the lands described in the attached Exhibit A. This title examination covers a minimum of 25 years, and ends on the date of this correspondence at 9:15 a.m.

Based upon this examination, it is my opinion that the status of title is as follows:

OWNERSHIP:

Joyce Dodson Windle by Quit Claim Deed from Joyce Windle, Individually, and as Executrix of the Estate of Jack Windle, deceased, as authorized by his Last Will and Testament, of record in Will Book M, Page 330, in the office of the Clerk and Master of Overton County, Tennessee, Probate Division, dated December 27, 2012 and recorded December 27, 2012 @ 2:11 p.m. in Record Book 115, Page 736, Register's Office, Overton County, Tennessee. (Being Tract No. IV in said deed.)

TAXES:

Subject to Overton County property taxes for the year 2018, which are neither due nor payable at this time, and the years thereafter. Taxes paid for 2017 were in the amount of \$808.31. The property is identified on Tax Map 46, as Parcel 4.07.

MORTGAGES, DEEDS OF TRUST, VENDOR LIENS, ETC:

None of record during the period of this examination which remain outstanding.

OIL, GAS OR MINERAL LEASES:

Does not certify as to oil, gas or mineral leases.

RESTRICTIVE COVENANTS, LIFE ESTATES, TAX LIENS, MATERIAL LIENS, ETC.:

None of record during the period of this examination.

MISCELLANEOUS:

Greenbelt Assessment of record in Miscellaneous Book 6, Page 470, Register's Office, Overton County, Tennessee.

Greenbelt Assessment dated March 28, 2013 and recorded April 2, 2013 @ 2:16 p.m. in Record Book 119, Page 387, Register's Office, Overton County, Tennessee.

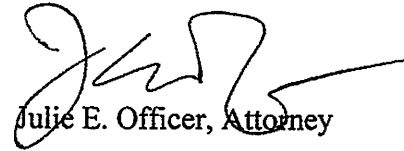
Grant of Transmission Line Easement to the United States of America, dated December 4, 2008 and recorded December 4, 2008 @ 9:24 a.m. in Record Book 59, Page 636, Register's Office, Overton County, Tennessee.

This title opinion does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes and location of improvements; (d) roadway; (e) unrecorded easements; (f) unrecorded liens including liens for labor performed and materials furnished within the statutory period; (g) accuracy of the indexing in the Register's Office of the county in which the property lies; (h) matters not of record in the Register's Office of said county which would be disclosed by an accurate survey or inspection of the property; (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 parties; (m) improprieties with regard to delivery of deeds; (n) marital rights (spouse or former spouse of past owner not revealed in instruments; (o) instruments executed by minors; (p) lack of requisite capacity or approval of any corporation, partnership, trust or other entity; (q) lack of authority of any person executing an instrument on behalf of a corporation, partnership, trust or other entity or as an attorney-in-fact or representative for another person; (r) governmental building and zoning laws and regulations; (s) any threatened or pending lawsuits or other actions, unless notice thereof has been recorded in the Register's Office of said county; (t) any environmental law or protection matters or problems, unless recorded in the Register's Office of said county, or (u) any matter or claim arising by reason of the operation of any bankruptcy, insolvency, receivership, or similar creditors' rights laws. These are matters which would not be revealed by an examination of the records in the Register's Office of the county in which the subject real property is located, and therefore matters which we have not examined and make no representation.

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This opinion of title is for the exclusive use and benefit of the addressee.

Respectfully Submitted,



Julie E. Officer, Attorney

JEO/lb

cc: Tom Windle

The following is a description of a portion of the Joyce Dodson Windle property located on Linder Mountain Road in the 6th Civil District of Overton County, Tennessee. (Reference Tax Map 046 Parcel 004.07 and Record Book 115 Page 736)

TRACT #5

Beginning at the point of intersection of the southern margin of Linder Mountain Road (being a 40' wide public right-of-way) and the western margin of MJ Robbins Lane (being a 30' wide public right-of-way) and being the northeast corner of this described property boundary and the parent property; thence leaving Linder Mountain Road and going with the MJ Robbins Lane right-of-way S 43°39'47" E a distance of 105.00'; thence S 45°14'32" E a distance of 117.77'; thence S 41°29'46" E a distance of 57.79'; thence S 25°43'59" E a distance of 61.21'; thence S 17°11'47" E a distance of 162.53'; thence S 18°42'13" E a distance of 56.71' to a ½" iron rod (new) being the southeast corner of this described property boundary; thence leaving MJ Robbins Lane and severing the parent property S 80°24'17" W a distance of 1695.37' to a ½" iron rod (new) being the southwest corner of this described property boundary; thence N 09°35'43" W a distance of 437.19' to a ½" iron rod (new) in the southern margin of Linder Mountain Road being the northwest corner of this described property boundary; thence going with the Linder Mountain Road right-of-way N 69°02'06" E a distance of 68.86'; thence N 82°51'34" E a distance of 127.56'; thence S 81°41'52" E a distance of 265.27'; thence S 89°26'51" E a distance of 91.87'; thence N 78°42'07" E a distance of 287.84'; thence N 72°06'07" E a distance of 127.76'; thence N 66°30'47" E a distance of 554.15' to the point of beginning, having an area of 15.51 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on May 4, 2018.

This survey is subject to any and all right-of-ways, easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.

This survey was completed using the latest recorded property deeds at the date of this survey.

This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

The following is a description of a portion of the Joyce Dodson Windle property located on Linder Mountain Road in the 6th Civil District of Overton County, Tennessee. (Reference Tax Map 046 Parcel 004.07 and Record Book 115 Page 736)

TRACT #6

Beginning at ½" iron rod (new) in the western margin of MJ Robbins Lane (being a 30' wide public right-of-way) being the northeast corner of this described property boundary and being located S 30°17'23" E a distance of 566.95' from the point of intersection of the centerlines of MJ Robbins Lane and Linder Mountain Road; thence going with the MJ Robbins right-of-way S 21°26'03" E a distance of 68.81'; thence S 23°37'22" E a distance of 148.51'; thence S 22°02'09" E a distance of 173.52'; thence S 25°05'37" E a distance of 122.85'; thence S 30°57'45" E a distance of 42.86'; thence S 31°09'20" E a distance of 34.20' to a ½" iron rod (new) being the southeast corner of this described property boundary and a southeast corner of the parent property and being the northeast corner of Mary Alice Robbins (RB 147 PG 406); thence leaving MJ Robbins Lane and going with the Robbins property S 80°09'57" W a distance of 199.20' to a ½" iron rod (old) being the northwest corner of Robbins; thence leaving Robbins and severing the parent property N 89°11'14" W a distance of 650.00' to a ½" iron rod (new); thence S 80°24'17" W a distance of 1005.56' to a ½" iron rod (new) being the southwest corner of this described property boundary; thence N 09°35'43" W a distance of 454.38' to a ½" iron rod (new) being the northwest corner of this described property boundary; thence N 80°24'17" E a distance of 1695.37' to the point of beginning, having an area of 19.57 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on May 4, 2018.

This survey is subject to any and all right-of-ways, easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.

This survey was completed using the latest recorded property deeds at the date of this survey.

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The following is a description of a portion of the Joyce Dodson Windle property located on Linder Mountain Road in the 6th Civil District of Overton County, Tennessee. (Reference Tax Map 046 Parcel 004.07 and Record Book 115 Page 736)

TRACT #7

Beginning at the point of intersection of the southern margin of Linder Mountain Road (being a 40' wide public right-of-way) and the eastern margin of Linder Lane (being a 40' wide public right-of-way) and being the northwest corner of this described property and the parent property; thence going with the Linder Mountain Road right-of-way N 68°07'14" E a distance of 38.22'; thence N 56°57'06" E a distance of 236.02'; thence N 59°26'23" E a distance of 261.72'; thence N 69°02'06" E a distance of 31.44' to a ½" iron rod (new) being the northeast corner of this described property boundary; thence leaving Linder Mountain Road and severing the parent property S 09°35'43" E a distance of 437.19' to a ½" iron rod (new); thence S 09°35'43" E a distance of 454.38' to a ½" iron rod (new); thence S 09°35'43" E a distance of 554.23' to a ½" iron rod (new) in the northern margin of Linder Lane being the southeast corner of this described property boundary; thence going with the Linder Lane right-of-way N 73°58'34" W a distance of 24.75'; thence S 81°49'12" W a distance of 117.94'; thence N 80°51'55" W a distance of 71.59'; thence N 56°58'59" W a distance of 51.78'; thence N 39°54'27" W a distance of 124.13'; thence N 83°14'01" W a distance of 70.16'; thence S 88°18'03" W a distance of 48.45'; thence S 84°59'50" W a distance of 158.90'; thence N 84°50'49" W a distance of 157.87' to a point being the southwest corner of this described property boundary and the parent property; thence continuing with Linder Lane N 34°07'30" E a distance of 33.01'; thence N 16°28'14" E a distance of 99.38'; thence N 07°26'11" E a distance of 70.66'; thence N 00°03'01" W a distance of 56.69'; thence N 09°06'51" W a distance of 69.81'; thence N 20°04'51" E a distance of 33.47'; thence N 41°11'15" E a distance of 31.05'; thence N 52°57'41" E a distance of 62.72'; thence N 33°07'14" E a distance of 61.83'; thence N 12°04'43" E a distance of 63.87'; thence N 10°15'49" E a distance of 77.98'; thence N 06°56'10" W a distance of 59.65'; thence N 12°00'50" W a distance of 77.57'; thence N 20°48'32" W a distance of 87.75'; thence N 24°07'27" W a distance of 66.19'; thence N 27°56'39" W a distance of 143.66' to the point of beginning, having an area of 15.53 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on May 4, 2018.

This survey is subject to any and all right-of-ways, easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.

This survey was completed using the latest recorded property deeds at the date of this survey.

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The following is a description of a portion of the Joyce Dodson Windle property located on Linder Mountain Road in the 6th Civil District of Overton County, Tennessee. (Reference Tax Map 046 Parcel 004.07 and Record Book 115 Page 736)

TRACT #8

Beginning at ½" iron rod (new) in the northern margin of Linder Lane (being a 40' wide public right-of-way) being the southwest corner of this described property boundary and being located S 33°24'11" E a distance of 1374.90' from the point of intersection of the centerlines of Linder Lane and Linder Mountain Road; thence leaving Linder Lane and severing the parent property N 09°35'43" W a distance of 554.23' to a ½" iron rod (new) being the northwest corner of this described property boundary; thence N 80°24'17" E a distance of 1005.56' to a ½" iron rod (new); thence S 89°11'14" E a distance of 650.00' to a ½" iron rod (old) being the northeast corner of this described property boundary and a corner of the parent property and being the northwest corner of Mary Alice Robbins (RB 147 PG 406); thence going with the Robbins property S 06°42'56" W a distance of 953.69' to a steel fence post (old) being the southeast corner of this described property and the parent property and the northeast corner of Tommy Paul (RB 8 PG 304); thence leaving Robbins and going with the Paul property S 70°37'09" W a distance of 725.87' to a ½" iron rod (old); thence N 78°01'20" W a distance of 88.54' to a point in the northern margin of Linder Lane; thence leaving Paul and going with the Linder Lane right-of-way N 56°39'25" W a distance of 63.44'; thence N 36°39'06" W a distance of 34.82'; thence N 26°45'04" W a distance of 70.89'; thence N 30°25'53" W a distance of 87.27'; thence N 49°22'12" W a distance of 94.79'; thence N 58°06'31" W a distance of 105.87'; thence N 47°13'51" W a distance of 89.44'; thence N 65°37'49" W a distance of 148.34'; thence N 84°48'22" W a distance of 103.91'; thence N 73°58'34" W a distance of 52.21' to the point of beginning, having an area of 32.87 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on May 4, 2018.

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This survey was completed using the latest recorded property deeds at the date of this survey.

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