

***THIS INSTRUMENT PREPARED BY: C. DOUGLAS FIELDS, ATTORNEY AT LAW
18 EAST STREET, CROSSVILLE, TENNESSEE 38555***

CERTIFICATE OF TITLE EXAMINATION

I hereby certify to Tiffany Lyon, for the Estate of Nila Meadows, that I have examined the public records of Cumberland County, Tennessee, as indexed, as the same relates to that parcel of real estate situated in Cumberland County, Tennessee, and more particularly described as follows:

See Attached Schedule "A"

This examination was made as of the 22nd day of March, 2018, at 8:00 A.M. and in my opinion good fee simple title as of the date of such examination was vested in Nila Meadows (now deceased), by virtue of a Deed of record in Book 1034, Page 630, Register's Office, Cumberland County, Tennessee.

Subject to the following:

EXCEPTIONS:

(1) 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) any unrecorded liens; (g) accuracy of the index books of the Register's Office for Cumberland County, Tennessee; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (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 deed; (n) marital rights (spouse or former spouse of past owners not revealed in the instruments); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title.

These items listed under Exception (1) are matters which would not be revealed by an examination of the records of the Register's Office of Cumberland County, Tennessee, 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) unrecorded liens, could be guarded against by 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 TCA 66-11-143, et seq. The remaining items listed under Exception (1), (g) through (p), 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 and our position, if you desire, to arrange for title insurance to be secured.

EXCEPTIONS: (CONTINUED)

2. Taxes: Map 82, Parcel 5.11

Subject to 2017 County Property Taxes, currently past due and payable, and any and all thereafter. The 2017 County Property Taxes, in the amount of \$384.00 **plus applicable penalties**, Receipt No. 38302, are currently past due and payable, and accruing interest. If paid in March 2018 the amount would be \$390.00.

Subject to 2016 County Property Taxes, currently past due and payable, and any and all thereafter. The 2016 County Property taxes, in the amount of \$353.00 **plus applicable penalties**, Receipt No. 38444, are currently past due and payable, and accruing interest. If paid in March 2018 the amount would be \$421.00. April 1, 2018 these taxes are transferred to the Clerk & Masters Office.

3. Restrictions, conditions, easements:

Subject to the restrictions that no building will be built no closer than 35 feet to the road

right-of-way.

Subject to any roadways, rights-of-ways or easements extending into, on, over or through subject property.

Subject to any applicable governmental zoning or subdivision regulations in effect thereon.

4. Subject to said title opinion being based on a search of records for a period of not less than 30 years.

5. Deeds of Trust and/or purchase liens:

Subject to a Deed of Trust, in the original amount of \$32,000.00, unto Stephen L. Rains, Jamestown, Tennessee, Trustee, Progressive Savings Bank, dated March 31, 2008 and recorded April 7, 2008 at 12:11 PM, in Book 1290, Page 1318, Register's Office, Cumberland County, Tennessee.

Subject to an Open End Deed of Trust, in the original amount of \$10,000.00, unto Stephen L. Rains, Jamestown, Tennessee, Trustee, Progressive Saving Bank, dated December 7, 2015 and recorded December 11, 2015 at 2:27 PM, in Book 1465, Page 2068, Register's Office, Cumberland County, Tennessee. **If the property is sold this account must be closed.**

6. Other:

No opinion is afforded as to the exact amount of acreage contained in the herein described property.

No opinion is stated as to gas, oil, and other minerals.

Subject to any lien or right to lien for service, labor or material imposed by law and not shown on the public record.

This title opinion only covers the records in the Register's Office, (deed transfers, mortgages, liens) and taxes; said opinion does not cover lawsuits, bankruptcy or any other records not above enunciated.

This title opinion is for the sole use and benefit of the Estate of Nila Meadows.

By 
C. Douglas Fields
Attorney at Law

SCHEDULE "A"

**LYING AND BEING IN THE EIGHTH CIVIL DISTRICT OF CUMBERLAND COUNTY,
TENNESSEE, BOUNDED AND DESCRIBED AS FOLLOWS:**

Map 82, Parcel 5.11

Beginning at a point in the center of Wilkerson Creek, said point being the northwestern corner of Patterson; thence with Patterson's northern boundary line, South 84 degrees East, passing stake on the Eastern bank of said creek, in all 1490 feet to a stake, said Patterson's Northeastern corner and being in the Western right-of-way of the Henry Ault Road; thence with said right-of-way as it meanders: North 11 degrees 30 minutes East 186 feet; North 21 degrees 30 minutes East 166 feet; and North 36 degrees East 97 feet to a stone with oak pointer in the Southern boundary line of the Old Henry Ault Tract; thence with said line North 83 degrees West 1435.5 feet to a point in the center of Wilkerson Creek; thence down said creek as meanders to the point of beginning and containing 14.67 acres, more or less; this conveyance, however, being by the boundary and not by the acre and being a part of Item C75 in conveyance to PPIT of record in Deed Book 60, Page 67, et seq., as amended by First Change thereto in Deed Book 65, Page 177, et seq.

The aforesaid description is from survey by Clay Carey, Tennessee Licensed Surveyor, Certificate No. 34.

This conveyance is made subject to any and all existing easements and lawful rights-of-way, public roads and highways which may pass over, across, or through the said land or any part of same. It is subject to the restrictions that no building will be built no closer than 35 feet to the road right-of-way.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED is a one acre tract Nila Meadows conveyed to herself in a deed of record in Book 1040, Page 714, Register's Office, Cumberland County, Tennessee, and is further described as follows:

Beginning on a stake located N 11°30' E 50.23 feet from the original Southeast corner of Meadows 14.67 acre tract and on the west side of Henry Ault Road; thence severing the lands of Meadows N 84° W 235.5 feet to a stake; thence N 8° E 186.51 feet to a stake; thence S 81°07'08" E 252.86 feet to a stake on the west side of Henry Ault Road; thence with the west right-of-way of Henry Ault Road S 21°30' W 40 feet to a point; thence continuing with the right-of-way S 11°30' W 135.77 feet to the beginning containing one acre.

Grantor retains the right to ingress and egress along the existing 12 foot gravel drive.

Being the same property conveyed to Nila Meadows by virtue of a deed dated April 26, 1999 from Plateau Properties, Inc, Trustee, of record in Book 1034, Page 630, Register's Office, Cumberland County, Tennessee.