

CHAFFIN, CHAFFIN & GIAIMO

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Cookeville, TN 38501

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July 18, 2018
8:00 a.m.

Tays Realty & Auction, LLC
620 Maxwell Street
Cookeville, Tennessee 38501

Re: Property: 115 Old Dodson Branch Road

To Whom It May Concern:

I hereby certify that I have examined the public real estate records of Jackson County, Tennessee, affecting the title to the property located in the Ninth (9th) Civil District of Jackson County, Tennessee, conveyed to Thurman Young and wife Christine Young as described and recorded in the Register's Office of Jackson County, Tennessee, in Warranty Deed Book M3, page 379. This opinion covers a period of thirty (30) years through July 18, 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:
 - A. None.
2. Taxes:
 - A. 2017 County taxes in the amount of \$796.00 have been paid
3. Other matters:

Thurman Young and wife, Christine Young are both deceased. Thurman Young's Estate is being probated Probate No. 2017-CV-24. Said Estate is not closed and the claim period has expired.

Notice to creditors was sent out on June 20, 2017.

No Tenn Care Release is noted in the Estate file.

4. This search only covers property described on attached Plat and survey being a portion of MS Page 379 in the Register's Office of Jackson Co., Tn.

NOTE: 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. I assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. §67-5-603 et seq.

NOTE: No opinion is herein expressed regarding public utility property taxes (as defined by T.C.A. §67-5-501(8)) or as to personal property taxes assessed to a name other than the record property owner and I assume no liability therefor. Any reference to such tax above is for information purposes only.

4. 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; (d) locations of roadways or rights-of-way or access to the property; (e) any unrecorded easements and/or rights-of-way; (f) locations of improvements; (g) any unrecorded liens, including without limitation, undisclosed materials and mechanics liens; (h) accuracy of the index books of the Register's Office for the county in which the property is located; (i) any matter not of public record which would be disclosed by an accurate survey of 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 or improprieties with any foreclosure of the real estate within the chain of title; (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 or lack of authority of an officer(s) in the event a corporation or limited liability company is in the chain of title; (r) lack of authority of a partner or partners of a partnership in the event a partnership is in the chain of title and the instrument is signed by less than all partners; (s) any instrument executed by a surviving spouse that falsely states the other spouse is deceased, or fails to disclose that the surviving spouse is responsible for the intentional killing of the deceased spouse; (t) any facts that would be revealed by an examination of the records of the State Courts, Federal District Court and Federal Bankruptcy Court; (u) any questions of security interests or liens under the Uniform Commercial code; (v) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a subdivision or reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation; (w) public utility property taxes; (x) the validity or effectiveness of any instrument or document referenced as an objection in this opinion.

These items listed under the immediately preceding paragraph are matters which would not be revealed by an examination of the records of the Register's Office of the county in which the property is located, and, therefore matters about which we have no means of securing the necessary information.

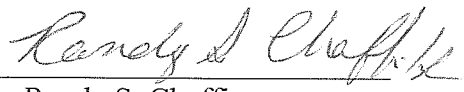
(1) The matters under (a), (b), (c), (d), (e) and (f) could be protected against by an accurate survey by a qualified licensed surveyor.

(2) 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 the completion and waiting the statutorily prescribed number of days to close as per T.C.A. 66-11-143, et seq.

(3) 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 and our position, if you desire, to arrange for title insurance to be secured.

This is not title insurance; title insurance is recommended. This title opinion is issued for the sole internal use and benefit of Tays Realty & Auction, LLC and no other person or organization shall be entitled to rely upon it without my express prior written approval. This title opinion is not an opinion regarding the validity or enforceability of any matters stated above as objections.

By: 
Randy S. Chaffin
Attorney- at- Law

Sb

BOUNDARY DESCRIPTION

Thurman L. & Christine G. Young Property
115 Old Dodson Branch Road
Cookeville, Tennessee
9th Civil District, Jackson County, Tennessee

Being a certain tract or parcel of land lying and being in the 9th Civil District of Jackson County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" Rebar (New), said Rebar being located in the eastern right-of-way of Old Dodson Branch Road (right-of-way width varies), being located in the western line of Dodson Branch Freewill Baptist Church (Church) (DB.N-3/P.54), and being the southeast corner of the herein described tract;

Thence, leaving the western line of said Church and with the eastern right-of-way of said Old Dodson Branch Road for the following two (2) calls: 1.) N 30°49'02" W, 91.26' to a point, said point being the beginning of a curve to the left having a radius of 1422.13', having an arc length of 96.23', having a chord bearing and distance of N 32°45'20" W, 96.21'; and 2.) Along the arc of the above described curve, 96.23' to a 1/2" Rebar (New), said Rebar being the southeast corner of David J. & Kristin D. Lamb (DB.81/P.1058), and being the southwest corner of the herein described tract;

Thence, leaving the eastern right-of-way of said Old Dodson Branch Road and with the eastern line of said Lamb, N 50°24'39" E, 268.85' to a 1/2" Rebar (Old), said Rebar being located in the southern line of Richard D. & Diane Miller (DB.83/P.1095), and being the northwest corner of the herein described tract;

Thence, leaving the eastern line of said Lamb and with the land of said Miller for the following two (2) calls: 1.) S 46°20'16" E, 107.22' to a 1/2" Rebar (Old); and 2.) S 35°13'49" W, 204.44' to a Wooden Fence Post, said Wooden Fence Post being located in the western line of said Church;

Thence, continuing with the western line of said Church, S 37°08'47" W, 112.00' to the point of beginning, containing 41,908 Square Feet or 0.96 Acres by Survey. Actual-field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on June 13, 2018.

Being a portion of the same property as conveyed to Thurman L. & Christine G. Young in Deed Book M-3 Page 379 of the Jackson County Register's Office, Gainesboro, Tennessee, which is the previous and last conveyance.

This property is subject to any easements, right-of-ways, restrictions, and etc. that a current title search would reveal.

I do hereby certify this survey to be accurate and correct to the best of my knowledge and belief and I do hereby certify that it meets or exceeds the requirements for surveying as set forth by the governing authorities.



WHITTENBURG LAND SURVEYING, LLC

214 EAST STEVENS STREET
COOKEVILLE, TN 38501

PH: 931-528-5263 FAX: 931-528-5266 EMAIL:
TAYLOR@WHITTENBURGLANDSURVEYING.COM

LAY R.L.S. #2597
JD SURVEYING, LLC
WENS STREET
E. TN 38501

ARED FROM THE CURRENT DEED OF RECORD AND
TITLE SEARCH OR A GUARANTEE OF TITLE AND IS
OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.

TO ANY EASEMENTS, RIGHTS OF WAYS,
EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.

REPORT TO ADDRESS THE EXISTENCE, DETECTION OF
ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE
PROPERTY SHOWN HEREIN.

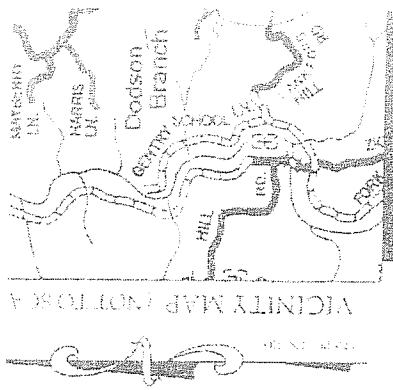
5 ARE APPROXIMATE CONTACT THE APPROPRIATE
OF UNDERGROUND SERVICES.

LINE	BEARING	DISTANCE
LI	N 30°49'02" W	91.25'

GRAPHIC SKILL



(Z) (1) (b) (i) (A) (1) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (1) (b) (i) (A) (1) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)



PARCEL REFERENCE

DEEP REEF
SUNGLASS
CONCRETE
POLYMER
BRICKS

BOUNDARYS
THURMAN & CHRISTINE

OLD DODSON BRAND
CLIPPER JACKS
COOKING BLEND

SCALE 1:100	DATE
ACREAGE 0.96	SHEET NO.
PROJECT NUMBER 18-24	DRAWING

