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August 6, 2018

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

Re: Property: Portion of Map 70 Parcel 35.00 and 35.01

To Whom It May Concern:

I hereby certify that I have examined the public real estate records of Putnam County, Tennessee, affecting the title to the property located in the Fourteenth (14th) Civil District of Putnam County, Tennessee, conveyed to Pasty Young, Sharon Parson Tayes, Johnny Tayes and Lisa Parker by deed of record in Deed Book 317 Page 191 in the Register's Office of Putnam County, Tennessee. 11.44 acres is a portion of Deed Book 317 Page 191. This opinion covers a period of thirty (30) years through August 6, 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:

None.

2. Taxes:

2017 County Taxes in the amount of \$592.00 have been paid

3. Restrictions:

4. None.

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.

5. 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
Randy S. Chaffin
Attorney-at-Law

BOUNDARY DESCRIPTION

"A portion of"

Patsy Young, Sharon Tayes, Johnny Tayes &

Lisa Parker Property

Monterey Highway

Monterey, Tennessee

14th Civil District, Putnam County, Tennessee

Being a certain tract or parcel of land lying and being in the 14th Civil District of Putnam County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" Rebar (New), said Rebar being located in the southern right-of-way of Monterey Highway (60' right-of-way), being the northwest corner of Lot 1 on the plat entitled "Young, Tayes, Tayes & Parker Division" (PC."I"/S.179B), and being the northeast corner of the herein described tract;

Thence, leaving the southern right-of-way of said Monterey Highway and with the land of said Lot 1 for the following three (3) calls: 1.) S 27°14'12" W, 151.38' to a 1/2" Rebar (New); 2.) S 06°17'28" W, 224.43' to a 1/2" Rebar (New); and 3.) S 75°01'09" E, 415.57' to a 1/2" Rebar (New), said Rebar being located in the western line of Johnny Tayes (DB.438/P.467);

Thence, continuing with the western line of said Tayes, S 05°21'52" W, 238.58' to a 1/2" Rebar (New), said Rebar being located in the northern right-of-way of Calfkiller Highway (50' right-of-way), being the southeast corner of the herein described tract, and being the beginning of a curve to the left having a radius of 254.72', having an arc length of 134.69', having a chord bearing and distance of S 63°09'31" W, 133.12';

Thence, leaving the western line of said Tayes and with the northern right-of-way of said Calfkiller Highway for the following two (2) calls: 1.) Along the arc of the above described curve, 134.69' to a point; and 2.) S 47°35'22" W, 103.47' to a point, said point being located in the northern margin of Grant Farm Road (not county maintained);

Thence, leaving the northern right-of-way of Calfkiller Highway and with the northern margin of said Grant Farm Road for the following nine (9) calls: 1.) S 69°44'08" W, 147.52' to a point, said point being the beginning of a curve to the left having a radius of 111.38', having an arc length of 47.00', having a chord bearing and distance of S 57°38'47" W, 46.66'; 2.) Along the arc of the above described curve, 47.00' to a point; 3.) S 45°33'26" W, 40.86' to a point, said point being the beginning of a curve to the right having a radius of 73.62', having an arc length of 71.28', having a chord bearing and distance of S 73°17'41" W, 68.52'; 4.) Along the arc of the above described curve, 71.28' to a point; 5.) N 78°58'05" W, 85.10' to a point, said point being the beginning of a curve to the right having a radius of 63.62', having an arc length of 35.84', having a chord bearing and distance of N 62°49'48" W, 35.36'; 6.) Along the arc of the above described curve, 35.84' to a point; 7.) N 46°41'32" W, 95.14' to a point, said point being the beginning of a curve to the left having a radius of 511.38', having an arc length of 138.11', having a chord bearing and distance of N 54°25'45" W, 127.60'; 8.) Along the arc of the above described curve, 138.11' to a point; 9.) N 46°41'32" W, 95.14' to a point, said point being the beginning of a curve to the right having a radius of 63.62', having an arc length of 35.84', having a chord bearing and distance of N 62°49'48" W, 35.36';

Thence, leaving the western line of said Jurist and with the southern line of said Young, S 68°51'59" E, 230.75' to a 1/2" Rebar (New), said Rebar being located in the western right-of-way of Honey Drive (30' right-of-way);

Thence, leaving the southern line of said Young and with the right-of-way of said Honey Drive for the following seven (7) calls: 1.) S 27°08'06" W, 44.52' to a point; 2.) S 62°51'54" E, 30.00' to a point; 3.) N 27°08'06" E, 74.97' to a point, said point being the beginning of a curve to the left having a radius of 253.53', having an arc length of 136.00', having a chord bearing and distance of N 11°46'02" E, 134.37'; 4.) Along the arc of the above described curve, 136.00' to a point; 5.) N 03°29'24" W, 87.87' to a point, said point being the beginning of a curve to the right having a radius of 17.77', having an arc length of 29.08', having a chord bearing and distance of N 43°23'24" E, 25.94'; 6.) Along the arc of the above described curve, 29.08' to a point, said point being the northwest corner of the herein described tract; and 7.) S 89°43'40" E, 161.36' to a point, said point being located in the southern right-of-way of said Monterey Highway;

Thence, leaving the eastern right-of-way of said Honey Drive and with the southern right-of-way of said Monterey Highway, S 62°45'48" E, 13.76' to the point of beginning, containing **11.44 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 May 10, 2018.

Being a portion of the same property as conveyed to Patsy Young, Sharon Tayes, Johnny Tayes and Lisa Parker in Deed Book 317 Page 191 of the Putnam County Register's Office, Cookeville, 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.



12.18