

18TO1367
Luppino

TITLE REPORT

First Crossville Title Co., Inc., 396 South Main Street, Crossville, TN 38555, does hereby report to **Tays Realty and Auction**, that personnel in my office has examined the indices to the records in the Register's Office for Cumberland County, Tennessee, relative to certain property in the **Third Civil District of Cumberland County, Tennessee, described as follows:**

Being Lot No. 22 of the Meridian Subdivision Phase 1 as shown by plat of record in Plat Book 9, page 295, Register's Office, Cumberland County, Tennessee; and containing 5.48 acres, more or less; this conveyance, however, being by the boundary and not by the acre.

Based upon such examination, a **Warranty Deed with Lois E. Luppino and husband, Dominick Luppino as Grantees** was found in Book 1175, page 2085, Register's Office, Cumberland County, Tennessee. The company personnel did not review documents relative to the following, therefore, the company is offering no information relative thereto:

1. Such state of facts as would be disclosed by an accurate survey of the premises, and in this connection, if there have been any surveys made of the premises, the statutory liens of surveyors.
2. Unknown, unrecorded and secret liens, and in this connection, if there is new construction on the premises, the statutory liens of labors and materialmen. Further, any fixture liens recorded under the provisions of the Uniform Commercial Code and any Internal Revenue Tax and State Tax liens imposed upon any new owners of the premises prior to their ownership of the premises.
3. The accuracy of the records in all county offices for the county in which the captioned property is located.
4. All unrecorded easements and rights-of-ways visible by an on-site inspection.
5. This report is limited to a period of 30 years prior to the date of execution.
6. No information is offered and no representation is made with regard to (a) any parties in possession, (b) deficiencies in quantities of land, (c) boundary line disputes, (d) roadways, (e) any undisclosed heirs, (f) any fraud or forgery in connection with any of the instruments in the chain of title, (g) mental incompetence, (h) confusion with regard to the names or proper identities of parties, (i) improprieties with regard to delivery of any deed, (j)

marital rights (spouse or former spouse of a past owner not revealed in the instrument), (k) any instrument executed by a minor, and (l) lack of corporate capacity in the event a corporation is in the chain of title.

7. The following taxes: Map 140-072.23

2018 County taxes, Rect. #35469 are due and payable in the amount of \$576.00 through February 28, 2019. Penalty and interest will be assessed thereafter if left unpaid.

8. Plat, restrictions, and all other matters that appear of record at Plat Book 9, page 295; and Deed Book 427, page 594, Register's Office, Cumberland County, Tennessee.


9. Reservation of minerals by WPP, LLC as set out in Book 1158, page 1710, Register's Office, Cumberland County, Tennessee.

10. A deed of trust was found from Lois E. Luppino and husband, Dominick Luppino in favor of JPMorgan Chase Bank, NA, dated April 26, 2006, of record in Book 1230, page 2267, Register's Office, Cumberland County, Tennessee in the original amount of \$28,00.00.

DATED: this 3rd day of December, 2018, at 8:00 A.M.

This title examination is issued for the sole use and benefit of the addressee as set out above. NO OTHER OR FURTHER USE MAY BE MADE OF THIS REPORT WITHOUT THE PRIOR WRITTEN CONSENT OF FIRST CROSSVILLE COMPANY.

First Crossville Title Co., Inc.
396 South Main Street
Crossville, TN 38555

BY: 
James E. Thompson, Secretary