

# WILLIAM T. RIDLEY



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Dinesh Patel, Dhuru L. Patel, Hemant O. Parikh, and Bharat L. Patel  
2023 Sparta Hwy

### TITLE REPORT

**William T. Ridley, Attorney at Law**, 396 South Main Street, Crossville, TN 38555, does hereby report 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 First Civil District of Cumberland County, Tennessee, described as follows:

Map 099 – Parcel 058.04

Being Tract One (1) of the Final Plat for Stay & Play, LLC as shown by plat of record in Plat Book 10 page 421, Register's Office of Cumberland County, Tennessee.

Based upon such examination, ownership of the property is as follows:

A Warranty Deed vested in Dinesh Patel, Dhuru L. Patel, Hemant O. Parikh, and Bharat L. Patel was found in Book 1067, page 631, in the Register's Office, Cumberland County, Tennessee.

The personnel did not review documents relative to the following, therefore, I am 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 material men. 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 City and County real property taxes are now due and payable. The 2018 amounts are good through May 2019 only. Map 099 – Parcel 058.04

2018 County, Rect. #43930 in the amount of \$1,579.00

2018 City, Rect. #4696 in the amount of \$621.25

8. The following City and County real property taxes are now due and payable or past due. The tax amounts below are the base amounts without interest and will be in the Clerk and Masters Office April 1, 2019. Map 099 – Parcel 058.04

2017 County, Rect. #44123 in the amount of \$1,511.00 + interest

2017 City, Rect. #4606 in the amount of \$569.95 + interest

9. The following City and County taxes are now due and payable or past due. The following taxes are good through May 2019 only and are now at the Clerk and Masters Office. Map 099 – Parcel 058.04

#### **Property Tax**

County Real Property Taxes: \$53,173.85

City Real Property Taxes: \$20,614.71

#### **Personal Property Tax: Inn of the Cumberland**

County Personal Property Taxes: \$6,465.96


City Personal Property Taxes: \$1,240.65

10. Subject to a Lien for unpaid hotel and motel taxes issued August 21, 2008, and recorded August 26, 2008, found in Deed Book 1300, Page 604, Register's Office, Cumberland County, Tennessee, for the amount of \$9,339.30 plus penalty and interest in favor of Cumberland County, Tennessee.
11. Subject to a Final Order issued March 28, 2016, and recorded March 29, 2016, found in Deed Book 1472, Page 157, Register's Office, Cumberland County, Tennessee, in favor of City of Crossville in the original amount of \$100,000.00.

12. Rights of tenants, if any on foreclosed property.
13. Plat, restrictions and all other matters found of record at Plat Book 10, page 421, and Deed Book 344, page 540.
14. Subject to Implied Covenants or reciprocal negative easement with respect to the continued maintenance of Lake Holiday as a lake as recorded in Deed Book 360, Page 274, Register's Office, Cumberland County, Tennessee.
15. Subject to an Easement as recorded in Deed Book 213, Page 113, Register's Office, Cumberland County, Tennessee.
16. Subject to Mineral Rights sold to Universal Services Corporation, a Tennessee corporation, as shown by Deed recorded in Deed Book 1106, Page 2032, Register's Office, Cumberland County, Tennessee.
17. Subject to restrictions for the Thunder Hollow Development as recorded in Deed Book 344, Page 540, and amended in Deed Book 344, Page 566, Register's Office, Cumberland County, Tennessee.
18. Subject to prohibition against the use of any septic system except central sewer in the disposal of sewage discharged contained in a deed from Crossville Condos, Inc. to Boardwalk, Inc. dated January 24, 1981, recorded at Book 236, Page 754, Register's Office, Cumberland County, Tennessee.

**DATED: this 26<sup>th</sup> day of March, 2019, 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 THE SIGNATORY.

  
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**William T. Ridley, Attorney**