

LAW OFFICES

DAVID W. LEDBETTER

DAVID W. LEDBETTER
david@dledbetter.com

KENT R. MOORE
krmlaw@charter.net

24 NORTH JEFFERSON AVENUE

P. O. BOX 715

COOKEVILLE, TENNESSEE 38503

TELEPHONE: 931 526-6131

FACSIMILE: 931 372-0150

July 9, 2019

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

Ladies and Gentlemen:

Re: 160 Harmony Road/Jackson County
.24 acre
Tax Map 34, Parcel 59.00

I hereby certify that I have examined the public records of Jackson County, Tennessee, affecting the title to the property located in the 6th Civil District of Jackson County, Tennessee, conveyed to Billy J. Scott and wife, Trule Marie Scott, as described and recorded in the Register's Office of Jackson County, Tennessee, in Deed Book R-2, Page 278. This opinion covers a period of twenty years to July 9, 2019, 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:
 - a. The 2018 County taxes in the amount of \$1,542.00 have been paid (the .24 acre has not yet been assessed separately).
 - b. Subject to the 2019 County taxes, a lien not yet due and payable.
 - c. 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. David W. Ledbetter, Attorney at Law, assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A., Section 67-5-603, et seq.
3. Other objections:
 - a. Possibly subject to the future assessment of Greenbelt "rollback" taxes.

Tays Realty & Auction, LLC
RE: 160 Harmony Road, Jackson County
July 9, 2019
Page 2

- b. Subject to all matters on the survey performed by Carlen J. Wiggins, Jr. dated 3/20/2015.


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) improper subdivision or re-subdivision of subject property, or failure to comply with applicable governmental planning regulations or statutes; (g) any unrecorded liens; (h) accuracy of the index books of the Register's, Trustee's and Clerk and Master's offices of said County; (i) any matter not of public record which would be disclosed by an accurate survey or 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; (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 in the event a corporation is in the chain of title; (r) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (s) any questions of security interests or liens under the Uniform Commercial Code; (t) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvements now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said County, 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) improper subdivision or re-subdivision of subject property could be protected against by requiring a qualified licensed surveyor to properly subdivide or re-subdivide subject property and obtain necessary approvals in accordance with any applicable governmental planning regulations and statutes. 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 completion and waiting ten (10) days to close as per T.C.A. Section 66-11-143, et seq. 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.

This title report does not certify the existence of any mineral rights or mineral interests for minerals of any kind, whether surface or subsurface, or for any rights, privileges, or immunities relating thereto. The undersigned makes no representation as to present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of rights or interests not disclosed hereby.

Tays Realty & Auction, LLC
RE: 160 Harmony Road, Jackson County
July 9, 2019
Page 3

This title opinion is issued for the sole use and benefit of *Tays Realty & Auction, LLC*, and the undersigned shall not be responsible to any other party relying on it.



DAVID W. LEDBETTER, ATTORNEY AT LAW

G:\Tays\Scott,B\160Harmony.to

BOUNDARY DESCRIPTION-TRACT 3

Beginning on an iron pin at the east margin of Harmony Road, being the southwest corner of the tract of land herein described, being also a point in the boundary of a tract of land belonging to Claude and Juanita Dailey (Deed Book Z-1, page 441) and being further a point in the outer perimeter of the parent tract;

Thence leaving Dailey's boundary and with the east margin of Harmony Road North 12 degrees, 25 minutes, 52 seconds West 141.37 feet to a new iron pin, being the northwest corner of the tract of land herein described;

Thence leaving the road margin and severing the parent tract South 78 degrees, 56 minutes, 39 seconds East 122.05 feet to a new iron pin, being the northeast corner of the tract of land herein described;

Thence further severing the parent tract South 18 degrees, 46 minutes, 57 seconds West 113.71 feet to a new iron pin in a fenceline, being the southeast corner of the tract of land herein described, being also a point in the boundary of the aforementioned tract of land belonging to Claude and Juanita Dailey and being further a point in the outer perimeter of the parent tract;

Thence with the fenceline and with Dailey's boundary South 82 degrees, 27 minutes, 07 seconds West 53.21 feet to the point of beginning, containing 0.24 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated March 20, 2015 and being a portion of lands contained in Deed Book R-2 at page 278 in the Register's Office of Jackson County, Tennessee.