

This Instrument Prepared By:
Title One, Inc.
501 Adesa Blvd., Suite B-210
Lenoir City, Tennessee 37771
Phone: (865) 816-6386

ATTORNEY'S TITLE OPINION. This title opinion is for the sole benefit of addressee, and is not to be relied upon by others.

TO: Tays Realty and Auction, LLC

We have made an examination of records in the Office of the Register of Deeds and the tax collecting offices of **ROANE County** and the Cities in said County, for a period of **thirty consecutive years, through June 4, 2018, at 2:45 p.m.** Based upon that examination, we are of the opinion that marketable title to the property described in Schedule B herein is vested in the following persons, subject to the exceptions shown in Schedule A:

Teresa Chasteen

SCHEDULE A--EXCEPTIONS TO TITLE

1. No opinion is expressed as to: (a) the quantity of land; (b) overlapping boundaries; (c) mechanic's or furnisher's liens not of record; (d) matters which do not appear of public record in the County Register's Office; (e) accuracy of the records of the Register's Office of the County where the land lies; (f) matters which could only be properly determined by surveys or a personal inspection of the land; (g) any matters appearing on the records of the Federal District Court, and proceedings in any Bankruptcy Court; (h) title to appliances installed on deferred payments, if any, whether attached to or otherwise used in connection with the premises, and any liens arising therefrom; (i) any liens or other penalties assessed by any agency due to hazardous or toxic waste laws; (j) compliance with any applicable zoning regulations.

2. Subject to a Deed of Trust executed by Evergreen of East Tennessee, LLC, a Tennessee limited liability company and Worldwide Interactive Network, Inc., to Gregory D. Shanks, Trustee for Community Trust Bank, dated October 13, 2015, recorded on October 16, 2015 as Record Book 1550, Page 412, in the Register's Office for Roane County, Tennessee, securing the principal sum of \$600,000.00.

3. Subject to Lien for 2019 Roane County Property Taxes. Payment of all ad valorem county property taxes for prior years, shall be paid as follows:

CLT #104-014.00; 2018 Roane County Property Taxes WERE PAID in the amount of \$1,604.00 on 3/15/2019;

(2019 Property Taxes become Due and Payable October 1, 2019, in the Estimated Amount of \$1,604.00.)

4. NOTE: The property was sold to Matt Caldwell, Jr. from First Tennessee Bank NA, as Executor of the Estate of Arthur B. Stowers, Jr. under a Will dated December 27, 1997. This sale took place on December 10, 2007. However, there is no Estate found in Roane County and no further information or documentation regarding the death of Arthur Stowers, Jr. to back up First Tennessee Bank having authorization to sale the property in that capacity. We would recommend preparing and filing an Affidavit of Heirship to show this and the chain of title.

5. Applicable easements, restrictions and building set back lines of record at Roane County, Tennessee.

6. No opinion is afforded as to the acreage or square footage contained in the insured property and therefore a survey is hereby recommended.

7. Matters depicted or disclosed by map recorded in Plat Cabinet F, Slide 338, in the Register's Office Roane County, Tennessee.

8. Matters depicted or disclosed by map recorded in Plat Cabinet A, Slide 166, in the Register's Office Roane County, Tennessee.

9. SUBJECT to matters shown on survey by Troy Richard Slack, TN RLS No. 660.

10. SUBJECT to matters shown on survey by Richard A. Bailey, dated December 19, 2016.

11. Subject to a 50' Easement for ingress and egress to all lots; Subject to a 150' TVA Powerline Easement; Subject to minimum building setback lines of 30' front, 10' side and 10' rear, as disclosed on the Plat of record at Plat Cabinet F, Slide 338, in the Register's Office Roane County, Tennessee.

12. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et.seq.

13. Subject to Greenbelt Assessment (rollback taxes, if any) of record in Book 1382, page 368, in the Register's Office for Roane County, Tennessee.

14. Subject to all unrecorded liens and claims of lien of any nature, including, but not limited to: environmental and child support liens, and all related notices, that are not separately time-dated, indexed, and recorded in the Register's Office for the county in which the subject property lies in exact compliance with the statutory requirements necessary to record judgments of Tennessee Courts of record so that they will be liens on property in such county; and any claims of fixtures under the Uniform Commercial Code.

15. General Exceptions: This opinion of title 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) any unrecorded liens; (g) accuracy of the index books of the Register of Deeds for the County searched; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises, including but not limited to: recent construction or repairs, encroachments, utility lines, creeks and other waterways, unlawful or unauthorized use of the property, violations of utility and drainage easements, setback lines and other restrictive covenants prescriptive easements; (i) any

undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of the parties when said names provided by someone other than the party searching title (former name, former married name, or spouses name); (m) improprieties with regard to delivery of instruments; (n) lack of proper consideration other than that stated in instrument; (o) marital rights-spouse or former spouse of past owners not revealed in the instruments; (p) any instrument executed by a minor; (q) lack of corporate capacity of a corporation in the event a corporation is in the chain of title; (r) lack of authority of an agent or partner; (s) any local, state or federal environmental lien; (t) violation of any local zoning, ordinance or planning commission requirements. The items listed under the above paragraph are matters which would not be revealed by examination of the records in the Register's Office for the county the property is located, and therefore, are matter that are beyond the scope of a title search. Matters under (a),(b),(c),(d), and (h) could be protected against by an accurate survey by a licensed surveyor. Item (f) unrecorded liens could be protected against by inspection of the premises for new improvements, and if such appear to have been present with the last year, the utilization of the 10 day notice of completion as per T.C.A. §66-11-143. The remaining items may be insured against by the purchase of title insurance (some exceptions may remain), and may be purchased through this agency.

This opinion of title is intended for the exclusive use of the above addressee and makes no warranties, express or implied, to any other person or persons, bank, corporation or groups for any purpose whatsoever.

A handwritten signature in black ink, appearing to read 'Sharon Reynolds Clark', written over a horizontal line.

Sharon Reynolds Clark
Licensed Insurer/Attorney

SCHEDULE B--DESCRIPTION OF PROPERTY

SITUATED in the Fourth Civil District of Roane County, Tennessee, being more the same property identified by plat of same Plat Cabinet A, Slide 166, in the Office of the Register of Deeds for Roane County, Tennessee, to which reference is made for a more detailed description:

ALSO BEING described in the vesting deed to Arthur Burton Stowers, Jr. as follows:
BEGINNING on a rock pile and pointers on top of the ridge; thence North 89 east with old marked line passing a Quarter section at 60 chains, in all 140 chains to rock pile and pointers, corner of Ellis, Blair and Sparks, thence south ½ East with the Sparks line passing the Deatherage and Sparks corner at 40 chains in all 80 chains to a pine knot and pointers, Sensiba's corner; thence South 89 West passing a Quarter Section at 80 chains, in all 160 chains to a stake, and pointers in the Township line; thence North ½ West with said line 71 chains to a rock and pointers nearly on top of the ridge, thence a straight line to the BEGINNING corner, containing 300 acres more or less.

BEING the same property conveyed to Evergreen of East Tennessee, LLC, a Tennessee limited liability company by QuitClaim Deed from Matt C. Caldwell, Jr., dated December 30, 2010, filed of record on December 30, 2010, in Deed Book 1382, Page 360, in the Register's Office for Roane County, Tennessee.

FOR FURTHER REFERENCE see also Deed to Matt C. Caldwell, Jr. of record in Book 1259, Page 100, in the Register's Office for Roane County, Tennessee.

Tax ID Number: 104-014.00