

LAW OFFICES

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July 15, 2019

Tays Realty & Auction  
620 Maxwell Street  
Cookeville, TN 38501

Dear Tays Realty & Auction:

Re: 2734 Downing Street  
Tax Map 64, Parcel 44.02

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the Sixteenth Civil District of Putnam County, Tennessee, conveyed to Eddie C. McBroom (now deceased), as described and recorded in the Register's Office of Putnam County, Tennessee, in Warranty Deed Book 283, Page 65, see also Putnam County Probate Case #20044 and #19944. This opinion covers a period of twenty years to July 15, 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 \$633.00 have been paid.
  - 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. Subject to a Joint Easement Agreement in Warranty Deed Book 285, Page 725, aforesaid records.
  - b. Subject to a UCEMC Easement as described in Warranty Deed Book 286, Page 139, aforesaid records.
  - c. Subject to release from the Bureau of TennCare.
  - d. Betty Sue Rushing, Jennifer Yantz and Julia Key must sign any conveyance of subject property.

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

Tays Realty & Auction  
RE: 2734 Downing Street  
July 15, 2019  
Page 3

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.

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

  
DAVID W. LEDBETTER, ATTORNEY AT LAW

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