

**JARED & JARED**  
ATTORNEYS AT LAW  
11 N. Washington Avenue  
Post Office Box 507  
Cookeville, Tennessee 38501

Jerry A. Jared  
Matthew A. Jared

Telephone: (931) 526-9788  
Facsimile: (931) 528-8163

January 16, 2020

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

Re: Hugh T. Adams & Kathleen W. Adams Property

Dear Cameron:

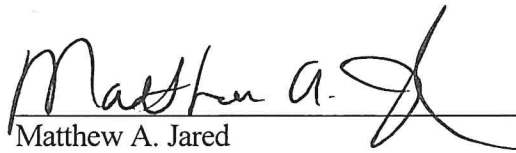
I hereby certify that I have examined the public records of Putnam County, Tennessee affecting the title to the property located in the Nineteenth (19<sup>th</sup>) Civil District of said County and State conveyed to Hugh T. Adams and Kathleen W. Adams in Record Book 87, Page 112, Register's Office of Putnam County, Tennessee. This title opinion covers a period of thirty-six (36) years, from 1984 to January 16, 2020 at 8:00 a.m.

My examination of the said public records reveals the following highlights and objections:

1. Mortgages, Deeds of Trust and/or purchase money lien notes:  
  
No mortgages, Deeds of Trust, and/or purchase money lien notes were found during the title search.
2. Taxes:
  - a. Subject to the taxes and assessments for the year 2020 and all subsequent years, liens, not now due and payable.
  - b. The 2019 county taxes in the amount of \$751.00 have been paid and satisfied of record.
  - c. The 2019 city taxes in the amount of \$113.00 have been paid and satisfied of record.

- d. 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. Matthew A. Jared, Attorney, assumes no liability for taxes assessed by correction pursuant to the provisions of Tenn. Code Ann. § 67-5-603, *et seq.*

This title opinion is subject to the following exceptions: (a) per indexing of the said public records; (b) to any state of facts which would be revealed by an accurate survey and inspection of the premises and all visible easements; (c) unrecorded mechanics or material men's liens; (d) liens of tenants in possession; (e) Federal Court records; and/or (f) undisclosed heirs.

  
Matthew A. Jared  
JARED & JARED  
Attorneys at Law

MAJ/hnb

This title opinion is for the sole benefit and use of the party or parties to whom it is addressed. Matthew A. Jared, Attorney, makes no representations as to the validity other than to addressee.