

**Lynn Omohundro**

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December 13, 2019

Tays Realty & Auction  
620 Maxwell Street  
Cookeville, TN 38501

RE: Property of Estate of Carl E. Pruett  
Third (3<sup>rd</sup>) Civil District  
Map 061, Parcel 014.02  
White County, TN

Dear Sam,

We have made an examination of the public records of White County, Tennessee, relative to a certain tract in said county, belonging to Susan A. Pruett and Carl E. Pruett, wife and husband, both deceased. Being the same property conveyed to Susan A. Pruett and Carl E. Pruett, wife and husband, by Warranty Deed, from Curtis H. Atkinson and wife, Audrey Atkinson and Ross C. Atkinson, dated 9/22/2006 and recorded 9/26/2006 in Record Book 212, Page 408, in the Register's Office for White County, Tennessee. This examination covers a period of thirty (30) years ending December 13, 2019 at 8:00 a.m.

**ENCUMBRANCES:** Deed of Trust from Susan A. Pruett and Carl E. Pruett, wife and husband, to Sun Trust Mortgage, Inc., in the amount of \$284,800.00, dated 12/18/2008 and recorded 01/07/2009 in Record Book 259, Page 739, in the Register's Office for White County, Tennessee.

**TAXES:** 2019 taxes, in the amount of \$1204.00, are due and payable. 2020 taxes, in the amount of \$1204.00, due October 1, 2019, and subsequent years taxes are a lien, but not due and payable at this time. Green Belt Classification Application of record in Record Book 212, Page 266, in the Register's Office for White County, Tennessee. The Green Belt status of this property will be revoked if the property is transferred and the new owner does not apply for Green Belt Classification. In such case, or if the transfer of this property or buyer's use thereof results in a loss of Green Belt eligibility, a lien will attach to the property until such time as the "roll-back" taxes are paid.

**RESTRICTIVE COVENANTS:** None.

**JUDGMENTS:** None.

**EASEMENTS:** None.

**LEGAL DESCRIPTION:** Legal description attached as Exhibit "A".

**EXCEPTIONS:**

1. General and special taxes for the year 2019 and subsequent years.
2. Mechanics' and materialmen's lien claims which do not appear of record.
3. Any unrecorded rights of way and easements; any discrepancies, conflicts, encroachments or shortages of area and boundaries which a correct survey would show; and any other matters affecting the property which are not of public record or are not consistent with the normal chain of title.
4. Any matter which would require visual inspection of the property.
5. Rights and claims of parties in possession adverse to the owners.
6. Utility easements, recorded or unrecorded.
7. Accuracy of the tax records in the office of the Trustee and the Clerk and Master; and accuracy of the indexes in the Register's Office and all other County or City Offices.
8. Usury or claims of usury.
9. Liability arising out of any consumer credit protection, Truth-In-Lending or similar law.
10. Failure on the part of the Seller to disclose in writing the existence of lead based paint or other lead based fixtures or improvements in the demised premises, and failure on the part of the Seller to disclose latent or patent defects in the premises which are known or should have been known to Seller.
11. Subject to compliance with all Federal, State or County laws or regulations which might apply.
12. Any federal litigation which affects or may affect, directly or indirectly, the title to the property.
13. Any and all matters which are not of public record in the County in which the real estate lies.
14. Any and all matters arising out of procedural imperfections of past foreclosures on the property.
15. Subject to the Estate of Carl E. Pruett being properly closed; no claims have been filed to date, and a TennCare release has been filed.

It is our opinion, therefore Susan A. Pruett and Carl E. Pruett, husband and wife, hold record title to the property described herein, that the 2019 taxes are due and owing, and that the 2020 subsequent taxes are a lien, but not yet due and payable.

The opinion rendered herewith is for the sole and exclusive benefit of the person to whom this opinion is addressed. This opinion covers only the status of the title for the period of time hereinbefore stated and is subject to all of the limitations and exceptions herein stated. I will not take action to cure any defects or liens until the individual to whom this letter is

Mr. Sam Tays  
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addressed has incurred an actual loss because of such defects or liens and then only if such liens or defects are apparent in the time period covered by this search and should have been discovered by me and are not covered by the other exclusions herein.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Lynn Omohundro", with a stylized, cursive script.

LO/kld

Exhibit "A"

**Map 061, Parcel 014.02**

**TRACT 1:** Beginning at a steel post (o) in the west margin of Cashdollar Road, being a northeast corner of James Young (WDB:201 PG:520); thence leaving Cashdollar Road and with a north line of Young N80°49'16"W 259.82' to a ½" rebar (n) at a fence corner, being a northwest corner of Young and a northeast corner of E.H. Green (WDB:98 PG:138); thence leaving Young and with a north line of Green and a fence N80°29'37"W 540.91' to wood fence post; thence N81°03'19"W 756.91' to a ½" rebar (n) in the north line of Green, being a southeast corner of Harold Jared (WDB:200 PH:688); thence leaving Green and with an east line of Jared N06°25'42"E 693.24' to a rock at a fence corner, being a northeast corner of Harold Jared (WDB:200 PG:688) and a southeast corner of Harold Jared (WDB:117 PG:16); thence with an east line of Jared and a fence N06°25'44"E 307.98' to a wood post at a fence corner; thence with a south line of Jared and Michael Eller (WDB:218 PG:532) and a fence S81°40'04"E 941.51' to a ½" rebar (n) in the south line of Eller; thence leaving Eller and severing Curtis Atkinson S04°39'10"W 685.86' to a ½" rebar (n); thence S81°06'58"E 419.35' to a ½" rebar (n); thence continuing to sever Atkinson S06°49'04"E 252.01' to a ½" rebar (n); thence S81°06'58"E 114.37' to a ½" rebar (n) in the west margin of Cashdollar Road; thence with the west margin of Cashdollar Road S04°47'09"W 91.02' to the point of beginning, containing 25.772 acres, more or less, as surveyed by Allen Maples Land Surveying, 889 East Cole Road, Quebeck, Tennessee, 38579, Allen Maples, Jr. RLS#2171 on September 19, 2006.

**TRACT 2:** Beginning at a 12" sweet gum at a fence corner in the west margin of Cashdollar Road, being a southeast corner of Michael Eller (WDB:218 PG:532); thence leaving Eller and with the west margin of Cashdollar Road S04°39'10"W 544.70; thence S04°47'09"W 390.01' to a ½" rebar (n); thence leaving Cashdollar Road and severing Curtis Atkinson N81°06'58"W 114.37' to a ½" rebar (n); thence N06°49'04"W 252.01' to a ½" rebar (n) continuing to sever Curtis Atkinson N81°06'58"W 419.35' to a ½" rebar (n); thence N04°39'10"E 685.86' to a ½" rebar (n) in the south line of Michael Eller; thence with a south line of Michael Eller S81°40'04"E 584.49' to the point of beginning. Containing 10.000 acres, more or less as surveyed by Allen Maples Land Surveying, 889 East Cole Road, Quebeck, Tennessee, 38579, Allen Maples, Jr. RLS#2171 on September 15, 2006.

Being the same property conveyed to Susan A. Pruett and Carl E. Pruett, wife and husband, by Warranty Deed, from Curtis H. Atkinson and wife, Audrey Atkinson and Ross C. Atkinson, dated 9/22/2006 and recorded 9/26/2006 in Record Book 212, Page 408, in the Register's Office for White County, Tennessee.