

LAW OFFICES

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July 29, 2020

Tays Realty & Auction  
620 Maxwell Street  
Cookeville, TN 38501

To Whom It May Concern:

Re: 1017 Farley Avenue  
Tax Map 71K, Group B, Parcel 2.00

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the Fourteenth Civil District of Putnam County, Tennessee, conveyed to Teresa Bruce, Rhonda Smith, Letitia Short, Melody West, and Sharon Wilmoth, Successor Co-Trustees of the Joe B. Wilmoth 2013 Living Trust as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 885, Page 529; Record Book 1012, Page 542; and Record Book 1012, Page 545. This opinion covers a period of twenty years to July 29, 2020 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. Subject to the 2020 County and City taxes, liens not yet due and payable.
  - b. The 2019 County taxes in the amount of \$305.00 have been paid.
  - c. The 2019 City taxes in the amount of \$142.00 have been paid.
  - 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. 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 right-of-way to Town of Monterey for a Sanitary Sewer Line Easement of record in Warranty Deed Book 334, Page 491, aforesaid records.
  - b. Subject to all matters on the survey by Allen Maples Land Surveying dated July 7, 2020.
  - c. Subject to an easement to US Spring Communications Company of record in Record Book 801, Page 74, aforesaid records.

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.

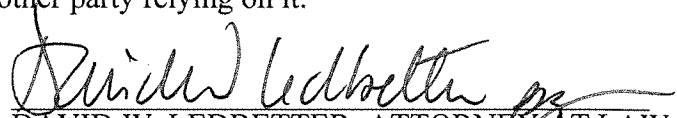
These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said County, and, therefore, matters in which we have no means of securing the necessary information. The 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

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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

**Joe B. Wilmoth Trust**

**Lot 4**

**0.408 Acres +/-**

Beginning at a ½” pipe (old) in the south margin of Farley Avenue, being a northwest corner of Kathy Geer (DB:271 PG:423); thence with a west line of Kathy Geer S43°31'01" W a distance of 220.62' to a wood post in the north line of Anthony Jr. and Kayla Grogan (RB:1109 PG:545), being a southwest corner of Kathy Geer; thence leaving Kathy Geer and with a north line of Anthony Jr. and Kayla Grogan N22°03'12" W a distance of 95.27' to a 30” snag in the east line of James and Bobbie Geer (DB:85 PG:75), being a northwest corner of Anthony Jr. and Kayla Grogan; thence leaving Anthony Jr. and Kayla Grogan and with an east line of James and Bobbie Geer (DB:85 PG:75) and (RB:342 PG:155) N39°30'57"E a distance of 165.74' to a wood post fence corner in the south margin of Farley Avenue, being a northeast corner of James and Bobbie Geer (RB:342 PG:155); thence leaving James and Bobbie Geer (RB:342 PG:155) and with the south margin of Farley Avenue S55°39'37" E a distance of 99.58' to the point of beginning. Containing 0.408 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on July 7, 2020.

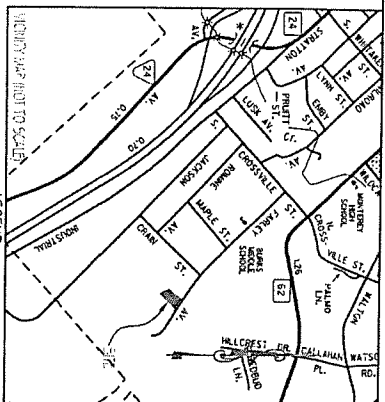
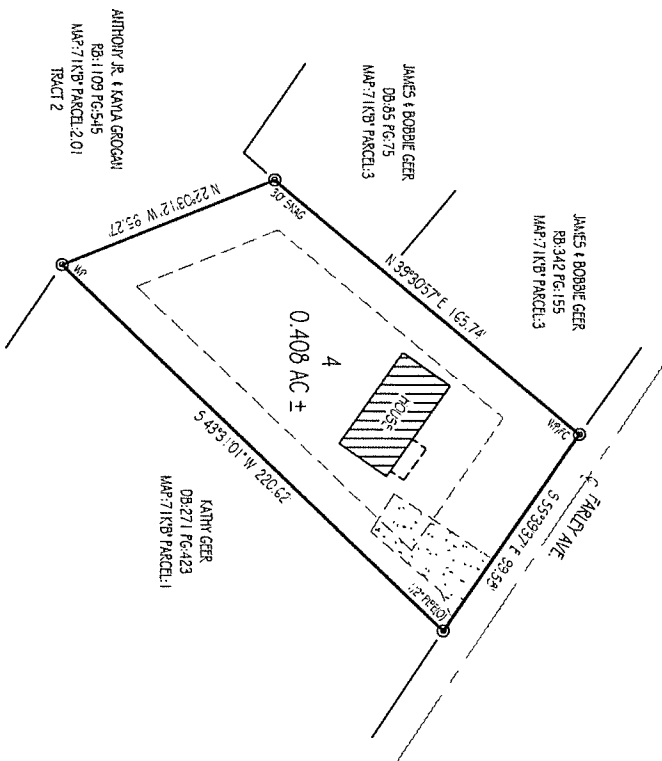
Previous and last conveyance being the property recorded in Record Book:885, Page:529, in the Register’s Office of Putnam County, Tennessee.



- NOTES:
1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
  2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
  3. PROPERTY IS LOCATED IN ZONE R-1 WITHIN MONTEBEE CITY UNIMS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES R-1.
- FRONT: 30'  
 SIDE (1-2 STOREY): 20'  
 SIDE (3 STOREY): 20'  
 REAR: 20'

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.  
 RS#2171



- LEGEND
- (M) (NEW)
  - (O) (OLD)
  - ☐ CENTERLINE
  - ⚡ POWER POLE
  - 🔥 FIRE MORGANT

**Allen Maples**  
 Land Surveying

38 Maple Street  
 Sparta, TN 38583  
 Phone: (931) 537-5446

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**JOE B. WILMOTH TRUST**  
 1017 FAULEY AVENUE

14TH CIVIL DISTRICT	TOTAL ACRES: 0.443 AC ±
PUNTAIA COUNTY, TN	SCALE: 1"=50'
PL: 88-885 PG: 529	TAX MAP: 71K B1 PARCEL: 2
DATE: 07/07/2020	DRAWING: 20-229 A3