

LAW OFFICES

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October 30, 2020

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: 13900 Woodcliff Road
Tax Map 49, Parcel 39.00

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 W.J. Buckner and wife, Eliza Jane Buckner (both now deceased), as described and recorded in the Register's Office of Putnam County, Tennessee, in Warranty Deed Book 37, Page 186; Warranty Deed Book 74, Page 524; and in Record Book 1134, Page 296. This opinion covers a period of twenty years to October 30, 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. The 2020 County taxes in the amount of \$415.00 have been paid.
 - b. 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. Possibly subject to the future assessment of Greenbelt "rollback" taxes.
 - b. Subject to a Bureau of TennCare release for the estates of General Lee Buckner and Martha Willene Buckner Clemons.

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 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.

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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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Exhibit "A"

Lying and being located in the Fourteenth Civil District of Putnam County, Tennessee, and being more particularly described as follows:

TRACT 1 – 5.223 Acres +/-

Beginning at a ½" rebar (new) in the north margin of Woodcliff Road, being a southwest corner of Sharon and Jimmy Whittaker (RB:1056 PG:166); thence leaving Sharon and Jimmy Whittaker and with the north margin of Woodcliff Road S53°10'32"W a distance of 15.73'; thence with a curve turning to the right with an arc length of 274.45', with a radius of 561.42', with a chord bearing of S67°10'48"W, with a chord length of 271.72'; thence S81°11'04"W a distance of 255.92' to a point in the intersection of Woodcliff Road and Edgar Buckner Road; thence leaving Woodcliff Road and with the east margin of Edgar Buckner Road N07°26'37"W a distance of 145.60'; thence N15°28'46"W a distance of 222.87'; thence leaving Edgar Buckner Road and severing W.J. Buckner Heirs (RB:1134 PG:296) N65°39'52"E a distance of 547.43' to a 10" ash in a fence in the west line of Sharon and Jimmy Whittaker; thence with a west line of Sharon and Jimmy Whittaker and a fence S12°30'05"E a distance of 441.17' to the point of beginning. Containing 5.223 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 October 30, 2020.

Previous and last conveyance being a portion of the property recorded in Record Book:1134, Page:296, in the Register's Office of Putnam County, Tennessee.

TRACT 1A – 0.522 Acres +/-

Beginning at a ½" rebar (old) in the south margin of Woodcliff Road and in the east margin of the drive entrance of City of Monterey; thence leaving the drive entrance of City of Monterey and with the south margin of Woodcliff Road N81°11'04"E a distance of 245.22'; thence with a curve turning to the left with an arc length of 161.67', with a radius of 601.42', with a chord bearing of N73°29'01"E, with a chord length of 161.18' to a ½" rebar (new) in the north margin of Nashville and Eastern Railroad; thence leaving Woodcliff Road and with the north margin of Nashville and Eastern Railroad and with a reverse curve turning to the right with an arc length of 408.25', with a radius of 707.50', with a chord bearing of S65°19'02"W, with a chord length of 402.61' to a ½" rebar (new) in the east margin of the drive entrance of City of Monterey; thence leaving Nashville and Eastern Railroad and with the east margin of the drive entrance of City of Monterey N20°06'55"W a distance of 90.23' to the point of beginning. Containing 0.522 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 October 30, 2020.

Previous and last conveyance being a portion of the property recorded in Record Book:1134, Page:296, in the Register's Office of Putnam County, Tennessee.

TRACT 2 - 6.071 Acres +/-

Beginning at a 10" ash in a fence in the west line of Sharon and Jimmy Whittaker (RB:1056 PG:166), being located N12°30'05"W a distance of 441.17' from a ½" rebar (new) in the north margin of Woodcliff Road, being a southwest corner of Sharon and Jimmy Whittaker; thence leaving Sharon and Jimmy Whittaker and severing W.J. Buckner Heirs (RB:1134 PG:296) S65°39'52"W a distance of 547.43' to a point in the east margin of Edgar Buckner Road; thence with the east margin of Edgar Buckner Road N15°28'46"W a distance of 130.75'; thence N18°50'36"W a distance of 93.69' to a ½" rebar (new); thence leaving Edgar Buckner Road and severing W.J. Buckner Heirs N65°39'52"E a distance of 315.96' to a ½" rebar (new); thence N02°34'03"W a distance of 730.94' to a set stone, being a southeast corner of Edgar and Thelma Buckner (DB:426 PG:533) and a southwest corner of Clarence and Bernie Farley (DB:277 PG:95); thence leaving Edgar and Thelma Buckner and with a south line of Clarence and Bernie Farley and a fence N76°50'29"E a distance of 157.95' to a 3" pipe (old), being a northwest corner of Bill and Shirley Whittaker (DB:342 PG:227); thence leaving Clarence and Bernie Farley and with a west line of Bill and Shirley Whittaker and a fence S10°10'05"E a distance of 169.00' to a ½" rebar (new); thence

S06°20'05"E a distance of 100.00' to a 3" pipe (old); thence S10°34'29"E a distance of 277.83' to a wood fence post; thence continuing with a west line of Bill and Shirley Whittaker and with a west line of Sharon and Jimmy Whittaker and a fence S10°55'42"E a distance of 142.84' to a wood fence post; thence continuing with a west line of Sharon and Jimmy Whittaker and a fence S15°05'55"E a distance of 56.31' to a wood fence post; thence S08°00'53"E a distance of 153.49' to the point of beginning. Containing 6.071 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 October 30, 2020.

Previous and last conveyance being a portion of the property recorded in Record Book:1134, Page:296, in the Register's Office of Putnam County, Tennessee.

TRACT 3 – 5.001 Acres +/-

Beginning at a ½" rebar (new) in the northeast margin of Edgar Buckner Road and in the south line of Edgar and Thelma Buckner (DB:426 PG:533); thence leaving Edgar Buckner Road and with a south line of Edgar and Thelma Buckner S81°28'14"E a distance of 50.36' to a set stone; thence continuing with an east line of Edgar and Thelma Buckner and a fence N02°43'25"E a distance of 657.76' to a set stone; thence N75°52'51"E a distance of 254.87' to a set stone, being a southeast corner of Edgar and Thelma Buckner and a southwest corner of Clarence and Bernie Farley (DB:277 PG:95); thence leaving Edgar and Thelma Buckner and Clarence and Bernie Farley and severing W.J. Buckner Heirs (RB:1134 PG:296) S02°34'03"E a distance of 730.94' to a ½" rebar (new); thence S65°39'52"W a distance of 315.96' to a ½" rebar (new) in the east margin of Edgar Buckner Road; thence with the east margin of Edgar Buckner Road N18°50'36"W a distance of 69.59'; thence with a curve turning to the left with an arc length of 97.85', with a radius of 222.76', with a chord bearing of N31°25'38"W, with a chord length of 97.06' to the point of beginning. Containing 5.001 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 October 30, 2020.

Previous and last conveyance being a portion of the property recorded in Record Book:1134, Page:296, in the Register's Office of Putnam County, Tennessee.