DAVID L. MOORE

INTEGRITY TITLE & ESCROW, L.L.C.

TELEPHONE 931/520-0404
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SUMMARY OF TITLE SEARCH

June 8, 2021

Tays Auction & Realty
C/O Cameron Nixon

RE: Gary W. Jones
Apple Tree Lane

Dear Mr. Nixon:

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the 14th Civil District of Putnam County, Tennessee, conveyed to **Gary W. Jones** as described and recorded in the Register's Office of Putnam County, Tennessee in Record Book 444, page 511. This opinion covers the period from thirty years to April 14, 2021, at 8:00 a.m.

My examination of said public records reveals the following objections:

1. Subject to the 2021 Putnam County property taxes, a lien not yet due and payable.

2. Subject to the 2020 Putnam County property taxes in the amount of $110.00 HAVE BEEN PAID. (Map 048, Parcel 048.15)

3. Subject to the 2020 Putnam County property taxes in the amount of $471.00 HAVE BEEN PAID. (Map 048, Parcel 048.14)

4. Subject to an Out Conveyance of record in Record Book 208, page 317, Register's Office of Putnam County, Tennessee.

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) any unrecorded liens; (g) accuracy of the index books of the Register's, Trustee's and Clerk and Master's offices of said County; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of present or past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (r) any questions of security interests or liens under the Uniform Commercial Code; (s) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and 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) 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. 64-1145, et seq. The matters under (g) through (r) 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 opinion is issued for the sole use and benefit of **Tays Auction & Realty;** and the undersigned shall not be responsible to any other party relying on it.

Sincerely,

DAVID L. MOORE
INTEGRITY TITLE & ESCROW, LLC

By: _____