

LAW OFFICES

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May 24, 2021

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: Ernest B. Evans
Lot 7, Block B, Benton Cronk Subdivision
Tax Map 53K, Group H, Parcel 3.00

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the First Civil District of Putnam County, Tennessee, conveyed to Ernest B. Evans, as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 989, Page 635; Record Book 988, Page 127; Record Book 988, Page 128; and Warranty Deed Book 71, Page 222. This opinion covers a period of twenty years to May 24, 2021 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 2021 County and City taxes, liens not yet due and payable.
 - b. The 2020 County taxes in the amount of \$77.00 have been paid.
 - c. The 2020 City taxes in the amount of \$26.00 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.

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3. Other objections:
 - a. Subject to all matters shown on the plat of record in Warranty Deed Book 62, Page 303, aforesaid records.
 - b. Subject to all matters on the survey by Whittenburg Land Surveying dated August 11, 2017, including the location of a 20' sewer easement.

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, including without limitation oil and gas rights, whether surface or subsurface, or for any rights, privileges, or immunities relating thereto. The undersigned makes no representation as

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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.



KENT R. MOORE, ATTORNEY AT LAW

Exhibit "A"

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

Beginning at a ½" Rebar (Old), said Rebar being located in the southern right-of-way of Proffitt Street (40' right-of-way), being the northeast corner of Timothy L. Richardson (DB.375/P.139), and being the northwest corner of the herein described tract; Thence, leaving the eastern line of said Richardson and with the southern right-of-way of said Proffitt Street, S 86°55'15" E, 81.92' to a ½" Rebar (New), said Rebar being the northwest corner of Joe M. Allison (DB.305/P.773), and being the northeast corner of the herein described tract; Thence, leaving the southern right-of-way of said Proffitt Street and with the western line of said Allison, S 01°22'48" W, 140.00' to a ½" Rebar (New), said Rebar being located in the western line of Jeffrey Richard & Resa Laynee Roberts (RB.998/P.511), being the northeast corner of David & Crissy Williams and Jim Bouton (DB.403/P.325), and being the southeast corner of the herein described tract; Thence, leaving the western line of said Roberts and with the northern line of said Williams and Bouton, N 86°56'31" W, 88.90' to a ½" Rebar (New), said Rebar being located in the eastern line of Katherine A. & Aaron D. Urbank (RB.837/P.764), and being the southwest corner of the herein described tract; Thence, leaving the northern line of said Williams and Bouton, and with the eastern line of said Urbank, N 05°28'54" E, 33.21' to a ½" Iron Pipe (Old), said Iron Pipe being the southeast corner of said Richardson; Thence, leaving the northern line of said Urbank and with the eastern line of said Richardson, N 03°50'52" E, 106.80' to the point of beginning, containing **11,903 Square Feet or 0.27 Acres by Survey.** Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on August 2, 2017.

The previous and last conveyance being a deed to Ernest B. Evans of record in Record Book 989, Page 635; Record Book 988, Page 127; Record Book 988, Page 128; and Warranty Deed Book 71, Page 222, Register's Office of Putnam County, Tennessee.