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ATTORNEY'S PRELIMINARY REPORT ON TITLE

TO: **TAYS REALTY & AUCTION, LLC**

RE: **MAP 70, PARCEL 19.00, OVERTON COUNTY, TENNESSEE**

Based upon a personal examination of the public records for a period of thirty (30) years preceding the date of this certificate affecting the title to the real estate described on Exhibit "A" attached to this Attorney's Preliminary Report on title, the undersigned certifies to the above-named addressee that marketable fee simple title to the real property described on Exhibit "A" is vested in **Gary W. McNabb and Joyce Annette Oakley, Co-Trustees of the Oakley Joint Revocable Trust U/A/D May 8, 2019**, by virtue of the instrument referenced in Exhibit "A" and subject to the matters appearing on Exhibit "B" and the following matters:

1. The lien of Overton County real property taxes for the year 2022, now due and payable and subsequent years for Map 70, Parcel 19.00 in the amount of \$2,069.62 on Receipt #10099.
2. A lien evidenced by Trust Deed dated March 18, 2012, of record at Record Book 244, page 190, Register's Office, Cumberland County, Tennessee, securing \$1,191,400.00 to Farm Credit Mid-America, FLCA.
3. Conservation Easement and Declaration of Restrictive Covenants to Foothills Land Conservancy of record at Record Book 101, page 892, Register's Office, Overton County, Tennessee.
4. Easements of record at Miscellaneous Book 12, page 80 and Record Book 74, page 235, Register's Office, Overton County, Tennessee.
5. Pursuant to application for Greenbelt status, this property is subject to roll-back taxes under T.C.A. Section 67-5-1008 if it ceases to qualify under the Greenbelt status.
6. TVA power line crossing the subject property.

This Certificate is dated as of the 27th day of October, 2022 at 8:00 A.M.

LOONEY, LOONEY & CHADWELL, PLLC

BY: 

Kenneth M. Chadwell, Attorney

EXHIBIT "A"

BEGINNING at a right-of-way marker in the Eastern margin of State Route 136 and the Northern margin of the Crawford Chapel Road; thence with the right-of-way of State Route 136 the following calls: North 19 degrees 10' 18" East 67' to a right-of-way marker; North 21 degrees 27' 04" East 293.30' to a right-of-way marker; North 28 degrees 56' 36" East 206.89' to a right-of-way marker; North 29 degrees 30' 14" East 302.08' to a right-of-way marker; North 31 degrees 38' 01" East 428.10' to a right-of-way marker; thence leaving said right-of-way and with the line of Roger Smith the following calls: North 35 degrees 29' 02" East 43.10' to a wood fence post (old); North 61 degrees 37' 46" East 197.36' to an iron rod (old); South 56 degrees 47' 51" East 313.33' to an iron rod (old); South 88 degrees 53' 22" East 257.23' to an iron rod (old); South 48 degrees 57' 49" East 270.54' to an iron rod (old); thence continuing with Smith down the branch North 12 degrees 54' 22" West 345.81' to an 18" buckeye; thence North 41 degrees 26' 08" West 131.22' to a 4" sycamore on the bank of Roaring River; thence along the bank of Roaring River the following calls: North 53 degrees 40' 27" East 335.03' to an 18" sycamore; North 52 degrees 32' 54" East 161.87' to an 18" sycamore; North 61 degrees 40' 21" East 208.03' to a 10" elm; North 70 degrees 31' 58" East 261.72' to a 10" sycamore; South 89 degrees 00' 50" East 189.74' to a 20" sycamore; South 74 degrees 09' 37" East 140.29' to an 8" elm; South 65 degrees 48' 08" East 264.49' to an 8" elm; South 64 degrees 37' 57" East 347.08' to a 12" elm; South 78 degrees 47' 12" East 173.09' to a nail in the side of the bluff; North 68 degrees 39' 39" East 257.96' to a 5" poplar; North 34 degrees 22' 49" East 164.79' to a 16" sycamore; North 24 degrees 41' 29" East 236.17' to an 8" maple; North 8 degrees 29' 29" East 93.23' to an 8" sycamore; North 20 degrees 34' 25" East 102.65' to a 6" sycamore; North 33 degrees 15' 09" East 94.43' to a 6" ash; North 46 degrees 36' 17" East 75.59' to a 6" elm; North 51 degrees 01' 52" East 51.44' to a 4" elm; South 76 degrees 14' 13" East 58.34' to an 8" sycamore; South 51 degrees 45' 22" East 80.97' to a 3" elm; South 31 degrees 31' 53" East 154.09' to a 6" elm; South 25 degrees 59' 47" East 109.29' to a 20" sycamore; South 12 degrees 30' 34" East 252.68' to a 5" elm; South 34 degrees 27' 12" East 198.48' to a 6" maple; South 72 degrees 13' 23" East 93.41' to a 16" ash; North 78 degrees 47' 36" East 199.69' to a

10" elm; North 65 degrees 15' 06" East 114.23' to a 12" elm; North 61 degrees 25' 44" East 108.94' to a 6" sycamore; North 59 degrees 28' 35" East 160.49' to an 8" maple; North 64 degrees 29' 36" East 185.95' to a 20" gum; North 71 degrees 24' 56" East 149.29' to an 8" ash; North 79 degrees 27' 14" East 184.41' to an 8" gum; North 80 degrees 53' 13" East 130.01' to a 12" sycamore; South 81 degrees 38' 59" East 89.80' to a 6" sycamore; South 35 degrees 48' 20" East 65.86' to an 18" sycamore; South 18 degrees 04' 42" East 59.13' to a 12" sycamore; South 0 degrees 13' 16" West 116.43' to a 10" elm; South 10 degrees 25' 20" West 122.58' to a 16" elm; South 33 degrees 03' 13" West 55.44' to an 8" ash; South 50 degrees 21' 45" West 79.45' to a 10' ash; South 60 degrees 04' 45" West 137.19' to a 6" maple; South 60 degrees 04' 20" West 203.17' to a 10" sycamore; South 64 degrees 49' 58" West 111.05' to a 10" elm; South 61 degrees 09' 03" West 240.77' to an 8" elm; South 56 degrees 42' 05" West 172.43' to an 8" ash; South 54 degrees 54' 26" West 159.39' to an 18" elm; South 57 degrees 36' 39" West 172.09' to a 10" sycamore; South 44 degrees 17' 00" West 180.16' to a 10" ash; South 35 degrees 36' 39" West 172.09' to a 10" sycamore; South 44 degrees 17' 00" West 180.16' to a 10" ash; South 35 degrees 28' 15" West 172.62' to an 8" ash; South 30 degrees 16' 37" West 144.57' to an 8" ash; South 21 degrees 52' 27" West 118.29' to a 6" sycamore; South 18 degrees 48' 19" West 66.46' to a 7" poplar; South 7 degrees 48' 31" West 97.46' to an 8" elm; South 11 degrees 27' 35" West 53.64' to a 12" elm; South 6 degrees 53' 56" West 57.22' to an 8" poplar; South 0 degrees 53' 58" East 112.30' to an 8" elm; South 1 degrees 36' 07" East 225.00' to a 4" elm; South 19 degrees 07' 15" East 124.31' to a 4" elm; South 8 degrees 12' 17" East 53.30' to a 4" elm; South 23 degrees 15' 12" East 120.40' to a 5" elm; South 48 degrees 34' 53" East 133.16' to an 8" elm; South 59 degrees 54' 09" East 117.71' to a 6" elm; South 68 degrees 21' 52" East 87.65' to a 6" linn; South 79 degrees 25' 06" East 92.92' to an 8" ash; South 86 degrees 44' 25" East 92.83' to a 4" dogwood; North 83 degrees 31' 36" East 98.76' to a 6" ash; North 86 degrees 09' 30" East 108.08' to a 14" sycamore; North 80 degrees 03' 00" East 169.65' to a 6"

persimmon; North 72 degrees 48' 48" East 126.52' to an 18" beech; North 70 degrees 14' 37" East 140.01' to a 12" ash; North 69 degrees 53' 11" East 227.96' to a 12" ash; North 69 degrees 13' 23" East 189.40' to an 8" ash; North 64 degrees 55' 57" East 144.26' to an 8" elm; North 55 degrees 49' 50" East 163.34' to an 8" ash; North 15 degrees 14' 00" East 62.50' to an 18" walnut; North 8 degrees 50' 04" West 68.30' to a 5" ash; North 10 degrees 01' 17" West 89.95' to a 12" ash; North 23 degrees 12' 21" West 136.96' to a 7" ironwood; North 18 degrees 18' 23" West 87.43' to a 10" poplar; North 19 degrees 40' 19" West 170.57' to a 12" ash; North 14 degrees 09' 30" West 126.16' to a 5" ash; North 13 degrees 09' 31" West 149.17' to a 6" ironwood; North 6 degrees 10' 54" West 86.60' to a 12" poplar; North 2 degrees 22' 53" East 66.07' to a 6" ash; North 12 degrees 26' 16" East 96.54' to a 4" ash; North 20 degrees 35' 34" East 84.99' to a 10" ash; North 32 degrees 21' 02" East 211.96' to a 6" ironwood; North 42 degrees 43' 49" East 91.76' to a 20" sycamore; North 55 degrees 22' 56" East 104.63' to a 6" ironwood; North 76 degrees 14' 13" East 71.32' to a 12" ash; South 56 degrees 56' 03" East 52.68' to a 12" ironwood; South 44 degrees 30' 41" East 83.37' to a 24" sycamore; South 26 degrees 56' 45" East 171.40' to a 12" poplar; South 25 degrees 47' 15" East 195.84' to an 18" sycamore; South 29 degrees 50' 31" East 156.59' to a triple buckeye; South 34 degrees 16' 23" East 129.76' to a 20" ash; South 29 degrees 56' 40" East 314.63' to a 6" ironwood; South 31 degrees 57' 30" East 189.49' to an 8" buckeye; South 26 degrees 56' 16" East 173.15' to a 4" maple; South 9 degrees 58' 35" East 95.28' to a 6" ash; South 4 degrees 13' 06" East 82.38' to a 20" sycamore; South 3 degrees 48' 02" West 211.47' to a 10" sycamore; South 5 degrees 49' 45" West 160.56' to a 6" maple; South 14 degrees 51' 16" East 110.96' to an 18" gum; South 18 degrees 05' 15" East 228.63' to an 8" white oak; South 42 degrees 36' 32" East 140.21' to a 30" sycamore; South 57 degrees 15' 10" East 170.24' to a 16" sycamore; South 61 degrees 20' 15" East 255.38' to a 12" ash; South 33 degrees 38' 19" East 37.28' to a 4" maple; thence leaving the bank of Roaring River and with the line of George C. Wright et al the following calls: South 67 degrees 25' 56" West 84.36' to an 8" hickory; South 68 degrees 07' 29" West 88.17' to a 6" maple; South 62 degrees 24' 22" West 204.81' to a 10" white oak; South 64 degrees 38' 03" West 136.97' to a 20" white oak; thence continuing with Wright and a fence the following calls: South 64 degrees 26' 00" West 138.76' to a dogwood; South 64 degrees 39' 16" West 157.02' to a 4" maple; South 63 degrees 29' 08" West 130.21' to a wood fence post (old); South 58 degrees 59' 25" West 120.41' to a 6" cedar; South 61 degrees 56' 24" West 184.96' to an 8" pine; South 62 degrees 51' 10" West 135.09' to a 6" cedar; South 62 degrees 30' 52" West 263.89' to a 5" maple; South 62 degrees 30' 32" West 225.82' to a double hickory; South 62 degrees 33' 28" West 306.96' to a 24" hickory; South 84 degrees 18' 11" West 86.59' to an 8" oak; South 83 degrees 13' 26" West 132.42' to a 14" maple; South 83 degrees 20' 36" West 89.52' to a 16" oak; South 83 degrees 08' 46" West 108.82' to a 12" oak; South 85 degrees 08' 36" West 95.66' to a 12" maple; South 82 degrees 58' 23" West 169.54' to an 18" white oak; South 84 degrees 01' 52" West 98.20' to a 16" white oak; South 82 degrees 20' 47" West 205.56' to an 8" cherry; South 84 degrees 42' 20" West 93.29' to a 6" white oak; South 83 degrees 55' 09" West 224.62' to an 8" sassafras; South 83 degrees 38' 47" West 153.66' to an 8" sassafras; South 83 degrees 11' 28" West 140.32' to a 14" cherry; South 85 degrees 32' 01" West 139.00' to a 30" cherry; South 84 degrees 11' 53" West 101.97' to an iron rod (new) at the Northern margin of the Crawford Chapel Road; thence with the margin of the Crawford Chapel Road the following calls: North 59 degrees 32' 46" West 370.82' to an IR N (iron rod new); North 54 degrees 09' 44" West 55.84' to an IR N; North 44 degrees 52' 53" West 81.65' to an IR N; North 39 degrees 40' 46" West 535.46' to an IR N; North 40 degrees 43' 06" West 80.00' to an IR N; North 43 degrees 21' 01" West 77.05' to an IR N; North 44 degrees 28' 20" West 79.15' to an IR N; North 46 degrees 44' 42" West 76.69' to an IR N; North 48 degrees 38' 26" West 76.37' to an IR N; North 49 degrees 57' 20" West 78.48' to an IR N; North 53 degrees 23' 29" West 165.07' to an IR N; North 58 degrees 05' 03" West 154.04' to an IR N; North 60 degrees 57' 18" West 204.98' to an IR N; North 58 degrees 38' 29" West 125.04' to an IR N; North 54 degrees 41' 13" West 69.36' to an IR N; North 48 degrees 50' 00" West 88.67' to an IR N; North 44 degrees 22' 03" West 176.19' to an IR N; North 41 degrees 08' 18" West 182.13' to an IR N; North 38 degrees 21' 22" West 408.63' to an IR N; North 38 degrees 06' 05" West 56.71' to an IR N; North 51 degrees 28' 23" West 55.75' to an IR N; North 65 degrees 20' 44" West 87.88' to an IR N; North 77 degrees 16' 35" West 109.39' to an IR N; North 86 degrees 52' 13" West 125.46' to an IR N; South

83 degrees 57' 24" West 88.62' to an IR N; South 76 degrees 30' 09" West 79.67' to an IR N; South 70 degrees 15' 39" West 71.37' to an IR N; South 65 degrees 53' 02" West 51.40' to an IR N; South 59 degrees 04' 27" West 67.89' to an IR N; thence leaving the margin of the Crawford Chapel Road and with the Crawford Cemetery North 19 degrees 24' 01" West 31.98' to a metal fence post (old); thence with the Crawford Cemetery and a chain link fence South 87 degrees 09' 30" West 129.26' to a metal fence post (old); thence with the chain link fence and Crawford Cemetery South 84 degrees 12' 59" West 120.00' to a metal fence post (old); thence leaving the chain link fence, but still with Crawford Cemetery South 50 degrees 59' 03" West 59.77' to an iron rod (new) in the margin of the Crawford Chapel Road; thence with the margin of Crawford Chapel Road North 70 degrees 12' 55" West 132.22' to a right-of-way marker, said right-of-way marker also being the right-of-way of State Route 136; thence with the right-of-way North 36 degrees 39' 12" West 67.94' to an iron rod (new); thence continuing with right-of-way North 63 degrees 52' 14" West 312.00' to a right-of-way marker, and being the point of BEGINNING, CONTAINING 403.34 Acres.

Included in the above description, but EXCLUDED from this conveyance is the Hook Cemetery which contains 0.35 Acres, which is shown on a plat along with ingress and egress by David A. Sells RLS 1795 and dated August 11, 1997.

There is also a TVA power line crossing this property.

Reference is made to a Deed Creating an Estate by the Entireties, which deed is of record in the Register's Office of Overton County, Tennessee in Record Book 101, Pages 466-471.

MAP 070
PARCEL 019.00

Kim Copeland, Register
Overton County
Rec #: 51277 Instrument #: 69268
Rec'd: 25.00 Recorded
State: 0.00 5/3/2021 at 4:20 PM
Clerk: 0.00 in Record Book
Other: 2.00 247
Total: 27.00 PGS 63-67

EXHIBIT "B"

(Additional Exceptions)

1. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
2. The rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictions, boundary line disputes, or any matter not of record which would be disclosed by an accurate and certified transit survey and/or visual inspection of the premises. This certificate will not insure the acreage or area contained in a given tract nor the accuracy of location of boundary lines, nor the location or contiguity of the interior lines of any parcels making up such premises.
3. Easements, or claims of easements, not shown by the public records.
4. The rights of upper and lower riparian owners. The potential riparian rights, if any, are neither guaranteed nor certified.
5. Any instrument in the chain of title being a forgery or having been procured by fraud.
6. Any impropriety in the delivery of any deed in the chain of title.
7. The incompetence or minority of any person executing any instrument in the chain of title.
8. Lack of corporate capacity or the proper corporate authorization for the execution of any instrument in the chain of title executed by a corporation.
9. Any claim or ownership interest of undisclosed heirs and the omission by any such heirs of the execution of any instrument in the chain of title.
10. The effect of any laws, ordinances, governmental regulations, the power of eminent domain, or governmental exercise of the police power, that may affect the subject property.
11. Marital rights of any undisclosed spouse of any grantor executing instruments in the chain of title who did not join in the conveyance of the subject property.
12. Any federal litigation or bankruptcy proceedings affecting title to the subject property for which there is nothing of record in the Register's Office of the County where the land lies to indicate the pendency and/or status of such litigation or proceedings.
13. Subject to the proper indexing of all instruments in the chain of title in the Register's Office of the County where the land lies.
14. Any potential rollback taxes which may be imposed pursuant to the Agricultural, Forest and Open Space Land Act of 1976, codified at Tennessee Code Annotated §67-5-101, et seq.
15. All oil, gas, or other minerals that are, or may be, claimed by others.
16. Such state of facts and/or circumstances as may be known to the addressees of this Report on Title and their privies for whom this opinion is prepared which may be contrary to or inconsistent with the findings herein expressed, which facts and/or circumstances have not been made known to the undersigned.
17. The effects of the Subdivision Regulations of the Overton County Regional Planning Commission and Regional and Municipal Planning Statutes codified in Chapters 3 and 4 of Title 13 of the Tennessee Code Annotated, and any amendments thereto, upon or with regard to the subject real property, including, but not limited to, any loss, damages or claims arising from failure to comply to said regulations and statutes or failure to obtain authorization under said regulations and statutes for the subdivision of the real property or the division of the subject real property from a larger tract of property.