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P.O. Box 715
Cookeville, TN 38503

March 16, 2023

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: City of Cookeville
Lots 6 & 7, Woodmont Subdivision | 545 Woodmont Circle
Tax Map 40N, Group C, Parcel 11.00

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 City of Cookeville, as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 1297, Page 622. This opinion covers a period of twenty years to March 16, 2023 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:
Taxes Exempt.
3. Other objections:
 - a. Subject to all matters shown on the plat of record in Plat Book 80, Page 131, aforesaid records.
 - b. Subject to the restrictions of record in Record book 1297, Page 622, 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 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 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:

Being Lots 6 and 7 of the Woodmont Subdivision, a plat of which is registered in the Register's Office of Putnam County, Tennessee, in Book 80, Page 13, and is here referred to for its contents and a more perfect description of the land herein conveyed.

And it is further part of the consideration that the land herein conveyed is to be used for residential purposes only with only one unit dwelling per lot and with a minimum construction cost of \$12,500.00. The exterior walls are to be of brick, stone, or aluminum, with the exception of small amount of wood or other decorative or trim materials, which is not to exceed 1/5 of the exterior. The said residence to be constructed on the land herein conveyed is to have a minimum of 1250 feet of livable floor space, and is to be located on land hereinafter described a minimum of 50 feet on Lot 7 back from the street, known as Woodmont Circle. It is further part of the restriction herein that the grantees will strictly comply with City Planning Commission's regulations for building purposes.

Source of Description: This is the same description as the previous and last conveyance.

MAP 40N, GROUP C, PARCEL 11.00

The previous and last conveyance being a deed to City of Cookeville of record in Record Book 1297, Page 622, Register's Office of Putnam County, Tennessee.