

LEE AND LEE ATTORNEYS AT LAW, P.C.
109 East Gay Street
Lebanon, Tennessee 37087
(615) 444-3900

LL# 8724A

CERTIFICATE OF TITLE EXAMINATION

THIS IS TO CERTIFY THAT we have made a careful examination of the public records of Wilson County, Tennessee, as indexed, as same relates to that parcel of real estate lying and situate in Wilson County, Tennessee, more particularly described in Exhibit A attached hereto, for a period not exceeding twenty (20) years from the date of such examination.

THIS EXAMINATION was made on October 3, 2018, at 8:00 AM, and in our opinion, good fee simple title as of the date of such examination was vested in Morgan and Neal Properties, Inc., a Tennessee Corporation by deed recorded in Book 1640, Page 2265, Register's Office of Wilson County, Tennessee.

I. TAXES:

Wilson County property taxes for 2019 and subsequent years, a lien, not yet due and payable.

Wilson County property taxes for the year 2018, due and payable, in the amount of \$317.00, including penalties and interest thereon. Rec. No. 38670.

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. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Section 67-5-603 et seq.

No opinion is herein expressed regarding public utility property taxes (as defined by T.C.A. #67-5-501(8) or as to personal property taxes assessed to the property described herein or owner thereof and I assume no liability therefor. Any reference to other such tax above is for information purposes only.

II. RESTRICTIONS, CONDITIONS AND EASEMENTS:

Easement/right-of-way in favor of Middle Tennessee Natural Gas, of record in Deed Book 431, page 975, Register's Office, Wilson County, Tennessee.

III. DEED OF TRUST AND/PURCHASE LIENS:

NONE OF RECORD.

IV. OTHER:

Charter for Morgan and Neal Properties, Inc. of record in Book 1595, page 2152, Register's Office, Wilson County, Tennessee.

Subject to the rights of tenants in possession.

The manufactured unit on this property was permanently affixed prior to 2002, and state law does not require de-titling pursuant to Tennessee Code Annotated Section 53-3-138. Most lenders will not acknowledge this fact and may require de-titling anyway.

V. This title report does not make any representation with regard to (a) any parties in possession or the location of any improvements; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) location of roadways; (e) any unrecorded easements or rights-of-way; (f) any unrecorded liens including the lien for taxes assessed under TCA 67-5-603, et seq. on improvements completed after January 1 of any year which are required by law to be supplementally assessed or rollback taxes due under the Green Belt laws; (g) accuracy of the index books of the public record 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 or any undisclosed creditors; (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 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 Federal or State estate taxes which might be due as a result of the failure to file an estate tax return or the filing of a fraudulent tax return; (r) any Federal, State, Municipal, County or other lien of any nature arising from the use, past or present, of any toxic, hazardous or dangerous material, chemical or other element; (s) any unrecorded liens including the lien for any utility services, including but not limited to water taps and water services.

THE ITEMS listed under Item V are matters which would not be revealed by an examination of the public records of the Register's Office for said County, Tennessee, and are expressly excluded from the scope of this examination. 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 inspection of the premises for new improvements, and if such appear to have been present, the utilization of the statutory notice of completion per TCA 66-11-143, et seq. Items listed under Item V, (g) through (p) 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 and our position, if you desire, to arrange for title insurance to be secured. The remaining items, (q) through (s) may be investigated by contacting the various agencies and authorities responsible for those claims or liens.

NO REPRESENTATIONS are made with regard to any matter, law, ordinance or governmental regulation, including but not limited to building and zoning ordinances, codes restricting, regulating or prohibiting the occupancy or any use of the realty or as may later affect the realty and availability of sewer, septic, water or any utility to the premises.

FURTHER, THIS EXAMINATION does not make any representations as to any judicial matter of record in any court including but not limited to insolvency proceedings in either State or Federal Courts.

THIS TITLE EXAMINATION is issued for the sole use and benefit of Century 21 West Main Realty & Auction, and may not be used or relied upon by any other party. By acceptance of this opinion, beneficiary agrees not to furnish copies of this opinion to any party nor represent to any party the contents hereof nor allow any other party to rely on this examination.

LEE & LEE ATTORNEYS, PC

By: _____

A handwritten signature in cursive script, appearing to read "A. Lee", is written over a horizontal line. The signature is positioned to the right of the word "By:".

Attachment

EXHIBIT A

A certain parcel of real property located in the 7th Civil District of Wilson County, Tennessee, and more particularly described as follows:

Being bounded generally on the north by US Highway 70 N; south by property of Stone (formerly R. M. Conatser), west by property of Rice (formerly Bob M. Conatser) and east by property of Stone (formerly R. M. Conatser); containing 1.71 acres, more or less, and being more particularly described according to a survey of the W. I. Silcox property by Crockett Survey dated August 11, 1983, as follows:

Beginning at an iron pipe in the southerly margin of U. S. Highway 70N, said point being the northwest corner of this tract: thence with the southerly margin of U. S. Highway 70N, north 72 degrees 57 minutes 15 seconds East 525.30 feet to an iron pin, said point being the northeast corner of this tract; thence leaving the southerly margin of U. S. Highway 70N, and running south 21 degrees 38 minutes 10 seconds west 196.00 feet to an iron pin, said point being the southeast corner of this tract; thence south 73 degrees 41 minutes 23 seconds west 465.92 feet to an iron pin, said point being the southwest corner of this tract; thence north 06 degrees 10 minutes 43 seconds east 159.98 feet to the point of beginning, containing 1.71 acres, more or less, including the home permanently affixed thereon.