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**ATTORNEY'S PRELIMINARY REPORT ON TITLE**

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

RE: **SAM ROLLEN NORRIS and BONNIE LERON NORRIS**

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 **Sam Rollen Norris and Bonnie Leron Norris**, 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 Cumberland County real property taxes for the year 2019, not yet due nor payable and subsequent years for Map 75, Parcel 10.00. The taxes for 2018 were paid January 4, 2019 in the amount of \$342.00 on Receipt #42143.
2. Right-of-way for White Oak Lane.

This Certificate is dated as of the 3<sup>rd</sup> day of July, 2019 at 8:00 A.M.

**LOONEY, LOONEY & CHADWELL, PLLC**

BY: \_\_\_\_\_

**Kenneth M. Chadwell, Attorney**

## EXHIBIT "A"

Lying and being in the FIRST CIVIL DISTRICT of Cumberland County, Tennessee and being more particularly described as follows:

Beginning on a stone in the southeast boundary line of Linger Lake Resorts, Inc., and being the northern most corner of the original tract of which this is a part; thence with the northeast boundary line of said tract, South 41° 30' East 435 feet to a stone on the north side of the Burton Smith Road, ; thence with the north side of said road South 78° 15' West 550 feet; South 86° West 175 feet and North 73° West 68 feet to a stake on the north side of said road and being the southernmost corner of Lot #6 in Block "C" of the Linger Lake Resorts Subdivision; thence with the southeast boundary line of said subdivision North 48 ½ East 65 ½ feet to the beginning. Containing **3.75 acres**, more or less.

Being the same property acquired by Sam Rollen Norris and wife, Bonnie Leron Norris, by virtue of a deed dated July 22, 1968, from Deltia Mae Smith, widow of C.B. Smith, deceased, of record at Deed Book 85, page 22, Register's Office, Cumberland County, Tennessee.

**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 Cumberland 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.