

LAW OFFICES

DAVID W. LEDBETTER

DAVID W. LEDBETTER
david@dledbetter.com

KENT R. MOORE
krmlaw@charter.net

24 NORTH JEFFERSON AVENUE

P. O. BOX 715

COOKEVILLE, TENNESSEE 38503

TELEPHONE: 931 526-6131

FACSIMILE: 931 372-0150

July 29, 2020

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: 655 E. Railroad Avenue
Tax Map 71F, Group E, 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 Fourteenth Civil District of Putnam County, Tennessee, conveyed to Teresa Bruce, Rhonda Smith, Letitia Short, Melody West, and Sharon Wilmoth, Successor Co-Trustees of the Joe B. Wilmoth 2013 Living Trust, as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 885, Page 533; Record Book 1012, Page 542; and Record Book 1012, Page 545. This opinion covers a period of twenty years to July 29, 2020 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 2020 County and City taxes, liens not yet due and payable.
 - b. The 2019 County taxes in the amount of \$483.00 have been paid.
 - c. The 2019 City taxes in the amount of \$224.00 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.

3. Other objections:

Subject to all matters on the plat of record in Plat Cabinet G, Slide 44B and on the survey by Allen Maples Land Surveying dated July 7, 2020.

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, 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

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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.



DAVID W. LEDBETTER, ATTORNEY AT LAW

Joe B. Wilmoth Trust
Lot 2
0.259 Acres +/-

Beginning at a pk nail (new) at the intersection of the southwest margin of East Railroad Avenue and northwest margin of Crossville Street; thence leaving East Railroad Avenue and with the northwest margin of Crossville Street S47°26'02"W a distance of 73.02' to a 5/8" rebar (old), being the eastern most corner of Joe Wilmoth Trust (RB:885 PG:541); thence leaving Crossville Street and with a northeast line of Joe Wilmoth Trust (RB:885 PG:541) N33°37'04" W a distance of 156.18' to a 1/2" rebar (old), being a southern most corner of Joe Wilmoth Trust (RB:885 PG:525); thence leaving Joe Wilmoth Trust (RB:885 PG:541) and with a southeast line of Joe Wilmoth Trust (RB:885 PG:525) N57°17'13"E a distance of 78.72' to a pk nail (old) in the southwest margin of East Railroad Avenue, being an eastern most corner of Joe Wilmoth Trust (RB:885 PG:525); thence leaving Joe Wilmoth Trust (RB:885 PG:525) and with the southwest margin of East Railroad Avenue S30°59'42" E a distance of 143.73' to the point of beginning. Containing 0.259 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on July 7, 2020.

Being Lot 2, of Floyd Phillips Division, as recorded in Plat Cabinet:G, Page:44B, in the Register's Office of Putnam County, Tennessee.

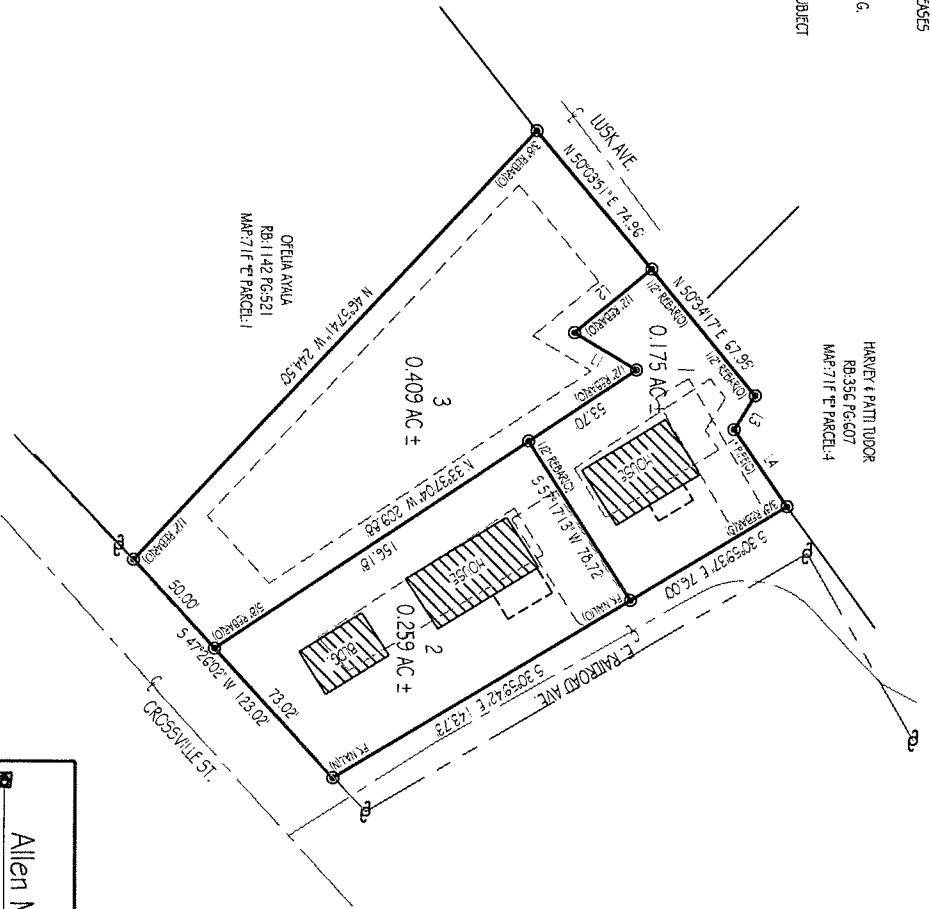
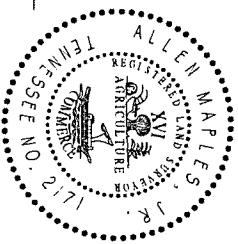
Previous and last conveyance being the property recorded in Record Book:885, Page:553, in the Register's Office of Putnam County, Tennessee.



- NOTES:
1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
 3. BEING LOTS 1-3 OF FLOOD PHILIP'S DIVISION, RECORDED IN PLAT CARRIER: G, PAGE: 44B.
 4. PROPERTY IS LOCATED IN ZONE R2 WITHIN MONTEREY CITY UNITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES R2.
- PROFIT: 35'
SIDE: 10'
REAR: 20'

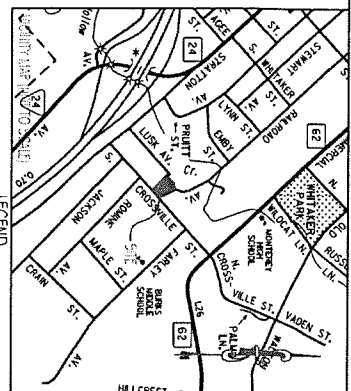
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.
RS#2171



OTELIA AVILA
RB:1142 PG:521
MAP:71 F PARCEL:1

HARVEY & PATTI DUDOR
RB:356 PG:607
MAP:71 F PARCEL:4



- LEGEND
- (N) (NEW)
 - (O) (OLD)
 - CENTERLINE
 - POWER POLE
 - FIRE HYDRANT

LINE	BEARING	DISTANCE
L1	S 31°00'53" W	30.00'
L2	N 39°25'40" W	41.56'
L3	S 58°20'08" E	16.55'
L4	N 55°26'33" E	38.99'

Allen Maples
Land Surveying
38 Midway Street
Spring, TN 38883
Phone: (931) 537-5446

JOE B. WILMOTH TRUST
CROSSVILLE STREET, EAST RAINROAD AVENUE & LUSK AVENUE
14TH CIVIL DISTRICT
PUTNAM COUNTY, TN
SCALE: 1"=50'

PL RB:885 PG:525	TAX MAP:71 F PARCEL:3, O1
PL RB:885 PG:553	TAX MAP:71 F PARCEL:3
PL RB:885 PG:541	TAX MAP:71 F PARCEL:2

DATE: 07/07/2020 DRAWING: 20-225-43