

**ATTORNEY'S TITLE OPINION. This title opinion is for the sole benefit of addressee and is not to be relied upon by others.**

TO: TAYS AUCTION & REALTY

We have made an examination of records in the Office of the Register of Deeds and the tax collecting offices of **ROANE** County and the Cities in said County, for a period of **Thirty consecutive years, through September 28, 2021 at 09:50 a.m.** Based upon that examination, we are of the opinion that marketable title to the property described in **Schedule B** herein (the "Property") is vested in the following persons, subject to the exceptions shown in **Schedule A**:

**WHITESTONE OF EAST TENNESSEE, LLC**

**SCHEDULE A--EXCEPTIONS TO TITLE**

1. No opinion is expressed as to: (a) the quantity of land, square footage or acreage of the Property; (b) overlapping boundaries; (c) mechanic's or furnisher's liens not of record; (d) matters which do not appear of public record in the County Register's Office; (e) accuracy of the records of the Register's Office of the County where the land lies; (f) matters which could only be properly determined by surveys or a personal inspection of the land; (g) any matters appearing on the records of the Federal District Court, and proceedings in any Bankruptcy Court; (h) title to appliances installed on deferred payments, if any, whether attached to or otherwise used in connection with the premises, and any liens arising therefrom; (i) any liens or other penalties assessed by any agency due to hazardous or toxic waste laws; (j) compliance with any applicable zoning regulations.

2. SUBJECT TO a lien for all ad valorem real property taxes for ROANE COUNTY, TENNESSEE for CLT# 104-014.00 for the tax year 2021 and for prior years, as follows:

NOTE: CLT# 104-014.00; 2020 ROANE County property taxes are PAID in the amount of \$1,888.00 on 02/23/2021, Receipt No.: 34953.

All ROANE COUNTY Real Property Taxes for prior years are paid.

3. SUBJECT TO all reservations, restrictions, easements, setbacks and other matters as depicted on the Plat of record in Plat Cabinet A, Slide 166 in the Roane County Register's Office.

4. SUBJECT TO a Greenbelt Assessment of record in Book 1727, Page 264 in the Roane County Register's Office.

5. SUBJECT TO all reservations, restrictions, easements, setbacks and other matters as depicted on the Survey of Troy Richard Slack, TN RLS No. 680 dated, 12/26/1997.

6. SUBJECT TO all reservations, restrictions, easements, setbacks and other matters as depicted on the Plat of record in Plat Cabinet F, Slide 338 in the Roane County Register's Office.

7. SUBJECT TO a 150' Powerline Easement in favor of the Tennessee Valley Authority as shown on the Plat of record in Plat Cabinet A, Slide 166 (Side 2) in the Roane County Register's Office.

8. SUBJECT TO all reservations, restrictions, easements, setbacks and other matters as depicted on the Survey of Richard A. Bailey TN RLS No. 1799 dated December 19, 2016

9. SUBJECT TO setbacks as follows: 30' front, 10'/5' Rear and 10'/5' Side as shown of record in the Roane County Register's Office.

10. SUBJECT TO a 50' easement for the non-exclusive use of all lots of Stowers Forest Subdivision.

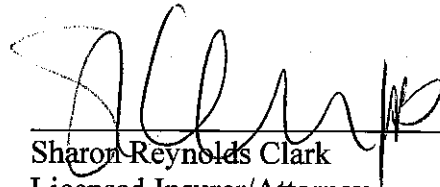
11.. SUBJECT TO any governmental zoning/subdivision ordinance or regulation promulgated by Roane County, Tennessee.

12. SUBJECT TO all applicable covenants, restrictions, easements, setbacks, and other matters as shown on the records of the Roane County Register's Office.

13. SUBJECT TO all unrecorded liens and claims of lien of any nature, including, but not limited to: environmental and child support liens, and all related notices, that are not separately time-dated, indexed, and recorded in the Register's Office for the county in which the subject property lies in exact compliance with the statutory requirements necessary to record judgments of Tennessee Courts of record so that they will be liens on property in such county; and any claims of fixtures under the Uniform Commercial Code.

14. GENERAL EXCEPTIONS: This opinion of title 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) any unrecorded liens; (g) accuracy of the index books of the Register of Deeds for the County searched; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises, including but not limited to: recent construction or repairs, encroachments, utility lines, creeks and other waterways, unlawful or unauthorized use of the property, violations of utility and drainage easements, setback lines and other restrictive covenants prescriptive easements; (i) any undisclosed heirs; (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 the parties when said names provided by someone other than the party searching title (former name, former married name, or spouses name); (m) improprieties with regard to delivery of instruments; (n) lack of proper consideration other than that stated in instrument; (o) marital

rights-spouse or former spouse of past owners not revealed in the instruments; (p) any instrument executed by a minor; (q) lack of corporate capacity of a corporation in the event a corporation is in the chain of title; (r) lack of authority of an agent or partner; (s) any local, state or federal environmental lien; (t) violation of any local zoning, ordinance or planning commission requirements and (u) improvements, temporary or permanently affixed, located on the property. The items listed under the above paragraph are matters which would not be revealed by examination of the records in the Register's Office for the county the property is located, and therefore, are matter that are beyond the scope of a title search. Matters under (a),(b),(c),(d), and (h) could be protected against by an accurate survey by a licensed surveyor. Item (f) unrecorded liens could be protected against by inspection of the premises for new improvements, and if such appear to have been present with the last year, the utilization of the 10-day notice of completion as per T.C.A. §66-11-143. The remaining items may be insured against by the purchase of title insurance (some exceptions may remain) and may be purchased through this agency. This opinion of title is intended for the exclusive use of the above addressee and makes no warranties, express or implied, to any other person or persons, bank, corporation, or groups for any purpose whatsoever.



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Sharon Reynolds Clark  
Licensed Insurer/Attorney

**SCHEDULE B—DESCRIPTION OF PROPERTY**

SITUATED in the Fourth (4<sup>th</sup>) Civil District of Roane County, Tennessee, being more the same property identified by plat of same Plat Cabinet A, Slide 166 and Plat Book F, Page 338, in the Office of the Register of Deeds for Roane County, Tennessee, to which reference is made for a more detailed description:

ALSO BEING described in the vesting deed to Arthur Burton Stowers, Jr. as follows:

BEGINNING on a rock pile and pointers on top of the ridge; thence North 89 East with old marked line passing a Quarter section ay 60 chains, in all 140 chains to rock pile and pointers, corner of Ellis, Blair and Sparks, thence South ½ East with the Sparks line passing the Deatherage and Sparks corner at 40 chains in all 80 chains to a pine knot and pointers, Sensiba's corner; thence South 89 West passing a Quarter section at 80 chains, in all 160 chains to a stake, and pointers in the Township line; thence North ½ West with said line 71 chains to a rock and pointers nearly on top of the ridge, thence a straight line to the BEGINNING corner, containing 300 acres more or less.

BEING the same property conveyed to WHITESTONE OF EAST TENNESSEE, LLC. a Tennessee limited liability company, from EVERGREEN OF EAST TENNESSEE, LLC., a Tennessee limited liability company, Tennessee, by WARRANTY DEED dated August 12, 2019, and recorded August 15, 2019, in Deed Book 1701, Page 609 in the Register's Office for Roane County, Tennessee.

TAX ID: 104-014.00