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October 5, 2021

Mr. John C. McLemore
Chapter 7 Trustee
P.O. Box 158249
Nashville, TN 37215-8249

Re: Property of CRGR, LLC, Karen Sanchez Preston and
Jon Neil Butler
33 North Oak Street, Sparta
First (1st) Civil District - White County

Dear John:

I have made an examination of the public records of White County, Tennessee, as indexed, relative to a certain tract of real estate situated in the First (1st) Civil District of said county and belonging to CRGR, LLC, Karen Sanchez Preston and Jon Neil Butler. CRGR, LLC acquired their interest in the property by deed recorded in Record Book 351, Page 68, in the Register's Office of White County, Tennessee. Karen Sanchez Preston and Jon Neil Butler acquired their interest in the property by intestate succession from their father, Stuart Butler. Stuart Butler acquired the property by Will recorded in Record Book 117, Page 912 in the Register's Office of White County, Tennessee. This examination covers a period of thirty (30) years.

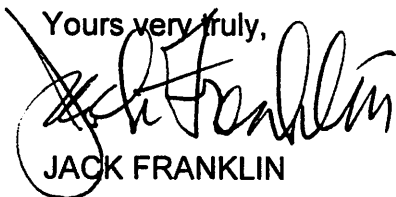
This examination was made as of the 5th day of October 2021 at 10:33 a.m., and in my opinion good fee simple title is vested in to CRGR, LLC and Karen Sanchez Preston and Jon Neil Butler, subject to the following:

- I. TAXES: a) The 2021 real estate taxes (\$382 County/\$171 City) constitute a lien against the property but are not delinquent until March 1, 2022. b) The 2020 real estate taxes (\$428 County/\$191.52 City) are delinquent and constitute a lien against the property.
- II. RESTRICTIONS, CONDITIONS AND EASEMENTS: Subject to matters shown on plat recorded in Warranty Deed Book 75, Page 204 in the Register's Office of White County, Tennessee.
- III. DEEDS OF TRUST AND/OR PURCHASE LIENS: None.
- IV. OTHER: None.

V. 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) any unrecorded liens; (g) accuracy of the tax records of White County, Tennessee, and of the index books of the Register's Office for White County, Tennessee; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (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 parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouses 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. The items listed under Item V are matters which would not be revealed by an examination of the records of the Register's Office of White County, Tennessee, and, therefore, matters in which I 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), 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 notice of completion and waiting ten (10) days to close as per TCA 66-11-143, et seq. The remaining 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, I would be pleased to discuss same with you and my position, if you desire, to arrange for title insurance to be secured.

This title examination is issued for the sole use and benefit of: John C. McLemore, Chapter 7, Bankruptcy Trustee.

Yours very truly,

A handwritten signature in black ink, appearing to read "Jack Franklin", written over a circular stamp or seal.

JACK FRANKLIN

JF:km