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John C. McLemore
2000 Richard Jones Rd., Ste. 250
Nashville, Tennessee 37215

Re: Preliminary Title Opinion
Kevin D. Blanford and wife,
Jennifer R. Blanford
Macon County, Tennessee
Map 49, Parcel 40.01

Sir:

I, James D. White, Jr., Attorney at Law, hereby certify that I have examined the title to the real estate, situated in the 1st Civil District of Macon County, Tennessee, and being the same lands conveyed to Kevin D. Blanford and wife, Jennifer R. Blanford, from SWLK, LLC, by warranty deed dated October 4, 2019, and recorded in Record Book 86, pages 707-708, Register's Office of Macon County, Tennessee, and more particularly described in Exhibit "A" attached hereto. This title search covers a period from twenty (20) years last past down to April 20, 2022, at 8:00 p.m.

Based on my examination, it is my opinion that valid fee simple title to said premises is vested in Kevin D. Blanford and wife, Jennifer R. Blanford, as tenants by the entireties, subject only to the following:

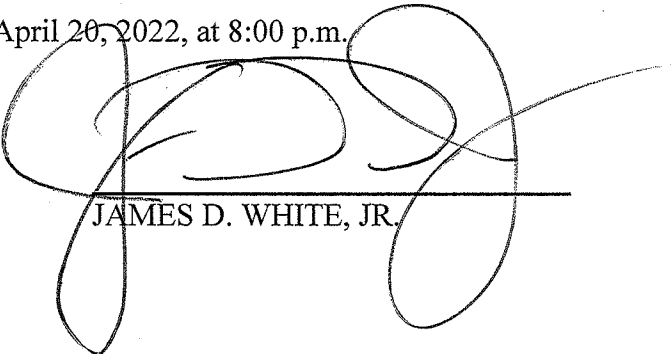
1. Macon County real estate taxes for the tax year 2022, which are neither due nor payable, and thereafter. (2021 taxes were paid on October 28, 2021, in the amount of \$1,706.00)
2. Subject to restrictions as shown of record in Deed Book 221, page 386, Register's Office of Macon County, Tennessee.
3. That certain Deed of Trust from Kevin D. Blanford and wife, Jennifer R. Blanford, to Glenn Baletto, Trustee, dated October 5, 2020, and recorded in Record Book 116, pages 129-141, Register's Office of Macon County, Tennessee, securing an original indebtedness in the amount of \$270,430.00 to Intercontinental Capital Group, Inc., Melville, New York; which deed of trust is assigned to Freedom Mortgage Corporation by Corporate Assignment of Deed of Trust dated March 10, 2022, and recorded in Record Book 160, pages 351-352, Register's Office of Macon County, Tennessee.

4. This opinion does not certify as to timber, oil, gas, mineral rights and/or other leases.

5. 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 index records of the Register's Office of Macon 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) impropriety with regard to delivery of deed; (n) marital rights, spouse or former spouse of past owners not revealed in the instruments; (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 roll-back taxes that might be subject to collection, pursuant to T.C.A. Section 67-5-1008, et seq.; (r) any property interest acquired by the United States of America, the State of Tennessee, or any other State under State, Federal, Civil and/or Criminal Forfeiture Statutes; (s) any information which would be disclosed by an examination of the public records of Macon County, Tennessee, prior to the commencement date of my examination.

This opinion is issued solely and exclusively for the use and benefit of John C. McLemore, 2000 Richard Jones Rd., Ste. 250, Nashville, Tennessee 37215.

Executed at Celina, Tennessee, as of April 20, 2022, at 8:00 p.m.



JAMES D. WHITE, JR.

EXHIBIT "A"

I. LEGAL DESCRIPTION OF REAL ESTATE:

Situated, lying and being in the 1st Civil District of Macon County, Tennessee, and more particularly described as follows, to-wit:

Beginning at an iron pin in the west margin of Austin Road, being the southwest corner of this tract and a corner to tract 20; thence with tract 20 N 10-49 W 650.81 feet to an iron pin, being a corner to tract 22; thence with tract 22 S81-32E 622.82 feet to an iron pin in the west margin of Austin Road; thence with the west margin of Austin Road S15-02W 360.22 feet to a point; S27-54W 92.25 feet to a point; S55-33W 102.27 feet to a point; S83-25W 152.12 feet to a point; S70-33W 128.99 feet to the point of beginning, containing 6.13 acres more or less.

Subject to restrictions as shown of record in Deed Book 221, page 386, Register's Office of Macon County, Tennessee.

And being the same lands conveyed to Kevin D. Blanford and wife, Jennifer R. Blanford, from SWLK, LLC, by warranty deed dated October 4, 2019, and recorded in Record Book 86, pages 707-708, Register's Office of Macon County, Tennessee.