

HARGROVE and JENNINGS, LLC  
Title Services  
312-D East Broad Street  
Cookeville, TN 38501

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November 6, 2020

WILLIAM ROBERSON  
320 E. Broad Street  
Cookeville, TN 38501

ATTN: WILLIAM ROBERSON  
RE: Property of Estate of DORTHA HANKINS consisting of WILLENE BAYLESS, ANN BANKER, MELBA SULLIVAN, MARGARET S. BRYANT and MARIE NORTH CUTT

Property known as 339 McCoy Street

Dear Will:

I hereby certify that I have examined the public records of VanBuren County, Tennessee, affecting the title to the property located in the First Civil District of VanBuren County, Tennessee, conveyed to DORTHA HANKINS as described and recorded in the Register's Office of VanBuren County, Tennessee in Warranty Deed Book 25-Y, page 663. This opinion covers the period from January 1, 1993 to November 6, 2020, at 8:00 a.m. VanBuren Register of Deeds was destroyed by fire in 2015. Indexes begin on January 1, 1993 and search is limited from January 1, 1993 to November 6, 2020.

My examination of said public records reveals the following objections:

1. Subject to a possible Agreed Judgment lien in the names of James Banker and Ann Banker, in the amount of \$18,921.17, plus costs and interest, payable to BENEFICIAL TENNESSEE INC., of record in RB70, page 520, Register's Office of VanBuren County, Tennessee. See copy.
2. Subject to a Utility Easement to the City of Spencer of record in Book M-23, page 197, Register's Office of VanBuren, Tennessee.
3. Subject to the 2020 County taxes in the amount of \$457.00, a lien now due and payable. Map 30G, Group B, parcel 33.00.

*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 books of the Register's, Trustee's and Clerk and Master's offices of said County and any tax information obtained from any City Clerk's office, specifically but not limited to Algood, Baxter, Cookeville and Monterey; (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 spouse of present or 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; (q) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (r) any questions of security interests or liens under the Uniform Commercial Code; (s) subject to the reservation of all oil, gas and mineral rights, if any, by prior owners; (t) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and 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; (u) taxes resulting from supplemental, revised, or corrected assessments under Tennessee Code Annotated Section 67-5-603 et seq.*

*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) 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. 64-1145, et seq. The matters under (g) through (r) 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 opinion is issued for the sole use and benefit of above addressed person(s) or business; and the undersigned shall not be responsible to any other party relying on it.*

Sincerely,

JERE L. HARGROVE

By: 



The firm of Finkelstein, Korn, Steinberg & Cunningham is a debt collector. We are attempting to collect a debt and any information obtained will be used for that purpose...

To the best of my information and belief, after investigation of Defendant's employment, I hereby make affidavit that the Defendant is not a member of a military service.

**AFFIDAVIT**

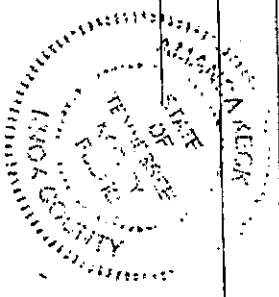
Attorney for Plaintiff of Plaintiff

Notary Public

My Comm. Exp.

*James H. [Signature]*

8/3/13



BKPG: RB70/620-521  
13000329

2 PGS: AL - JUDGMENT	0.00
APPL BATCH 13550	0.00
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, VAN BUREN COUNTY  
REGISTER OF DEEDS  
**APRIL SHOCKLEY**

**TO THE DEFENDANT(S):**

Failure to appear and answer this summons may result in judgment by default being rendered against you for the relief requested. Tennessee law provides a ten thousand dollar (\$10,000) personal property exemption as well as a homestead exemption from execution or seizure to satisfy a judgment. If a judgment should be entered against you in this action and you wish to claim property as exempt, you must file a written list, under oath, of the items you wish to claim as exempt with the clerk of the court. The list may be filed at any time and may be changed by you thereafter as necessary; however, unless it is filed before the judgment becomes final, it will not be effective as to any execution or garnishment issued prior to the filing of the list. Certain items are automatically exempt by law and do not need to be listed; these items include items of necessary wearing apparel (clothing) for yourself and your family and trunks and other receptacles necessary to contain such apparel, family portraits, the family Bible, and school books. Should any of these items be seized you would have the right to recover them. If you do not understand your exemption right or how to execute it, you may wish to seek the counsel of a lawyer

ADA: If you need assistance or accommodations because of a disability, please call **Trenera Wilcher, ADA Coordinator, at 931-473-5119.**

Legal Authority TCA 20-2-101, TRCP 3

Rev. 8/10