

February 7, 2022

Amonett's Eagle Auction & Realty, LLC

Lee Amonett:

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Overton County, Tennessee, concerning title to the real estate described in Quitclaim Deed from Robert A. Davidson, Executor of the Estate of Billy James (Jim) Coleman, Wanda L. Coleman, and Livingston Limestone Company, LLC unto Coleman Family Properties, LLC, dated March 15, 2011 and recorded in Record Book 91, Page 695, in the Register's Office for Overton County, Tennessee (ROOCT).

The subjects property lies in the Sixth (6<sup>th</sup>) Civil District of Overton County, Tennessee, and is identified as **Tax Map 54**, Parcel **4.00**.

Based upon said title search, I am of the opinion and so certify that the fee simple title to the property described above is vested in **Coleman Family Properties, LLC**.

Said title opinion is subject to the following:

1. There is a lien for the 2022 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2022, but may be paid without penalty or interest accruing until March 1, 2023. Said taxes are currently being assessed against **Parcel 4.00 of Tax Map 54** in the Tax Assessor's Office for Overton County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. The 2021 state and local taxes in the amount of \$334.51 were paid November 22, 2021.
3. The 2021 Special Interest Tax in the amount of \$24.14 were paid November 22, 2021.
4. The 2021 City of Livingston Tax in the amount of \$19.09 were paid October 14, 2021.
5. Subject to Easements recorded in Record Book 162, Page 716, ROOCT.
6. Subject to Oil and Gas Lease recorded in Record Book 101, Page 669, ROOCT.
7. This property is assessed in Greenbelt and is potentially subject to rollback taxes should its present classification change greenbelt application is recorded in Record Book 93, Page 396.
8. The tax information contained in this opinion is only in regard to the real estate taxes. Any personal property or special use taxes are outside the scope of this opinion.

9. Subject to any claims that may be made against any estate in the chain of title pursuant to the TennCare provisions contained in T.C.A. Section 71-5-116.

10. This opinion does not certify as to oil, gas, mineral or other leases.

11. Matters affecting the title which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonable prudent search would have revealed them to the examiner.

This title letter does not make any representation with regard to (a) any matter undisclosed to the examiner about which the addressee has actual knowledge; (b) any parties in possession; (c) deficiencies in quantities of land; (d) boundary line disputes; (e) mineral rights or severances (f) roadways; (g) any unrecorded easements; (h) any unrecorded liens; (i) accuracy of the index books of the Register's Office; (j) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (k) any undisclosed heirs; (l) any fraud or forgery in connection with any of the instruments in the chain of title; (m) mental incompetence; (n) confusion with regard to the name or proper identity of parties; (o) improprieties with regard to delivery of deed; (p) marital rights (spouse or former spouse); (q) any instrument executed by a minor; (r) lack of corporate capacity in the event a corporation is in the chain of title; (s) the applicability of any zoning or subdivision regulations or that the Interstate Land Sales Full Disclosure Act has been complied with either in whole or in part; (t) compliance with the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, the Clean Air Act, 42 U.S.C. Sections 9601 et seq., 6901 et seq., 7401 et seq., the Toxic Substances Control Act, 15 U.S.C. Sec. 2601 et seq., and similar federal or state statutes; (u) any security interest perfected by financing statement and not by deed; (v) any interest or documents of record in any county other than the county in which said real estate is located; (w) any interest or documents of record in any office in the county in which said real estate is located in which real estate records are not ordinarily recorded, including but not limited to, all judicial records; (x) any liens, encumbrances or conveyances filed before or after the respective lien debtor, or owner, held recorded legal title to said real estate; and (y) the existence, maintenance or availability of insurance against risks of damage to or loss of said property, fixtures or appurtenances thereto.

**This title examination is issued for the sole use and benefit of the addressee named above. NO OTHER OR FURTHER USE MAY BE MADE OF THIS OPINION WITHOUT THE PRIOR WRITTEN CONSENT OF THE LAW OFFICE OF DOUG JONES.**

This title opinion is executed as of Monday, February 7, 2022, at 8:00 a.m.

Yours truly,

Doug Jones



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lying and being in the 6th Civil District of Overton County, Tennessee, to-wit:

Tract VII (White Property)

BEING a lot in Good Hope Addition to the Town of Livingston, Tennessee, it is a lot running one hundred feet in each direction 100 feet South, 100 feet West 100 feet North and 100 feet East and bounded by the lands and premises of the following persons, to-wit: on the North by Addie white, on the North and East by Richard Hawkins property, on the South by Bill Johnson, and on the West by Bill Johnson, containing about one-half of an acre, be it more or less, and in the same property J.C. Johnson et ux purchased from Willard Garrett and wife, Lassie Garrett, which is of record in Deed Book 37, Page 479, and same is made a part of this deed as full and complete as if taken up and copied verbatim herein for descriptive purposes, said land runs 100 feet in each direction.

The previous and last conveyance being that Quitclaim Deed from Robert A. Davidson, Executor of The Estate of Billy James (Jim) Coleman, Wanda L. Coleman, and Livingston Limestone Company, LLC, dated March 15, 2011 and recorded March 16, 2011 in Record Book 91, Page 695, Register's Office Overton County, Tennessee.