

Maryville Title Agency, Inc.  
294 Gamble Ave  
Maryville, Tennessee 37801

**CERTIFICATE OF TITLE EXAMINATION**

This Examination Made For The Sole And Exclusive Use And Benefit  
Of:

**Powell Auction**

THIS IS TO CERTIFY that I have made a careful examination of the public records in the County Courthouse of Loudon County, Tennessee, as indexed, or have examined a summary of title or abstract prepared by a competent abstractor as the same relates to that parcel of real estate situated in Blount County, Tennessee, and more particularly described as follows:

SITUATED in the Fifth Civil District of Loudon County, Tennessee and identified on Tax Map 010J-A-031.00, in the Property Assessor's Office for said County and what is known as the Hickory Creek Road, and being more particularly described as follows:

TRACT I:

BEGINNING at an iron pin at the right of way of the Hickory Creek Road and corner to property of Amy J. Byrd; thence running with the Hickory Creek Road, North 46 deg. 52 min. East 100 feet to an iron pin corner to property of Bill E. Range; thence South 39 deg. 18 min. East 239.6 feet to an iron pin to property of Gardner; thence South 48 deg. 05 min. West 100 feet corner to the property of Mrs. Amy J. Byrd; thence North 39 deg. 18 min. West 236 feet to the iron pin at the point of beginning.

TRACT II:

BEGINNING at an iron pin in the South right of way line of Hickory Creek Road corner to the property now owned by the Grantees; thence South 46 deg. 52 min. West a distance of 100 feet to an iron pin; thence South 39 deg. 18 min. East a distance of 236 feet more or less to an iron pin; thence North 48 deg. 05 min. East a distance of 100 feet corner to property owned by the grantees; thence in a severance line North 39 deg. 18 min. West a distance of 236 feet more or less to an iron pin in the South right of way line of Hickory Creek Road, the point of beginning.

This examination was made up to the 13th day of August, 2018, at 8:00 a.m., and in my opinion fee simple title as of the date of such examination was vested in John Michael Weatherly, by Quit Claim Deed, dated October 24, 2017, and recorded in Book D398, Page 375,

in the Register's Office for Loudon County, Tennessee; and is subject to the following:

I: TAXES:

CLT#010J-A-031.00 ASSESSMENT: \$26,500.00

2017 Loudon County taxes were paid in the amount of \$478.00, on 11-20-17.

The 2018 Loudon County taxes are paid in arrears and will be due and payable in the amount of \$478.00 on October 1, 2018 and delinquent March 1, 2019.

ALL PREVIOUS YEARS' TAXES ON SUBJECT PROPERTY HAVE BEEN PAID.

II. RESTRICTIONS, EASEMENTS AND CONDITIONS:

THIS CONVEYANCE is made subject to Easement Agreement of record in Book D279, Page 832, in the Register's Office for Loudon County, Tennessee.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, setback lines, conditions etc., including, but not limited to Book D279, Page 832, of record in the Register's Office for Loudon County, Tennessee.

III. DEEDS OF TRUST AND/OR PURCHASE LIENS:

Nothing found of record in the Register's Office for Loudon County, Tennessee. *Please verify with the owner of the above described property.*

IV. OTHER

If seller is married, spouse, must join in any conveyance of this property, if used as marital residence.

FINAL CERTIFICATE OF TITLE EXAMINATION

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 index books

of the Register's Office for Loudon 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 of proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse 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; (q) any facts that would be revealed by an examination of the records of the State Courts, Federal District Court, and Federal Bankruptcy Court; (r) any questions of security interest or liens under the Uniform Commercial Code; (s) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment, of the land, or regulating the character, dimensions or location of any improvement 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.

These items listed under paragraph V are matters which would not be revealed by an examination of the record of the Register's Office of Loudon County, Tennessee, 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 10 (ten) days to close as per TCA 64-1145, et seq. Paragraph V, (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.

MARYVILE TITLE AGENCY, INC.

BY:

  
\_\_\_\_\_  
JAMES G. RICKMAN, ATTORNEY