

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 Knox 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 Knox County, Tennessee, and more particularly described as follows:

SITUATED in the Eighth (8th) Civil District of Knox County, Tennessee and being that 15.41 Acre tract of the Subdivision of the property of ALLEN RHEA BLAKE & WILBUR LAY BLAKE, JR., as shown by plat of record in Inst. No. 201302050051039, located in the Register's Office for Knox County, Tennessee, to which plat reference is here made for a more particular description thereof.

This examination was made up to the 23rd 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 Mountain Commerce Bank, by Successor Trustee's Deed, dated April 13, 2018, and recorded in Instrument Number 201804160061073, in the Register's Office for Knox County, Tennessee; and is **subject to the following:**

I: **TAXES:**

CLT#062-08502 ASSESSMENT: \$26,850.00

2017 Knox County taxes were paid in the amount of \$586.07, on 4-16-18 (Base amount was \$569.00).

The 2018 Knox County taxes are paid in arrears and will be due and payable October 1, 2018 and delinquent March 1, 2019.

*Subject to Greenbelt Tax assessment

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

II. RESTRICTIONS, EASEMENTS AND CONDITIONS:

THIS CONVEYANCE is made subject to all applicable restrictions, easements, setback lines, conditions etc., including, but not limited to Instrument Number 201302050051039 of record in the Register's Office for Knox County, Tennessee.

III. DEEDS OF TRUST AND/OR PURCHASE LIENS:

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

IV. Other:

Plat of record in Instrument Number 201302050051039, in the Register's Office for Knox County, Tennessee, shows Farm Road going through subject property. No maintenance or easement agreement was found of record and maybe required by purchaser or lender.

Subject to Greenbelt Assessment as shown in Instrument Number 201402180048151 in the Register's Office for Knox County, Tennessee and may be subject to rollback taxes for three years.

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 Knox 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 Knox 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