

LAND TITLE REPORT

STATE OF TENNESSEE
COUNTY OF GREENE

TO: MORELOCK AUCTION TEAM

RE: Property located 6385 Kingsport Highway, Afton, TN 37616

Owner: **Tony Wade and wife, Ida Ann Wade**

RE: File No. 21-539

Pursuant to your request, we, at East Tennessee Title & Escrow Services, Inc., state to you, but only to you, that we have carefully searched the properly indexed public records in Greene County, Tennessee, for a period of forty (40) years last past, to the property described above; and based upon said search, we find that marketable fee simple title to said real estate is vested of record in **Tony Wade and wife, Ida Ann Wade** by deed of record in Book 337, page 141, in the Register's Office for Greene County, Tennessee, subject to the following restrictions, encumbrances and exceptions:

1. The 2021 County taxes are PAID, in the amount of \$132.00, receipt #40760.
2. Subject to Order Regarding Sale of Real Estate and Personal property, of record in 2021-PR-183, in the Chancery Court for the State of Tennessee, Third Judicial District, Sitting at Greeneville Probate Division.
3. Subject to payment of claims, cost of administration and final closing of The Estate of Tony Wade, of record in 2021-PR-183, in the Chancery Court for the State of Tennessee, Third Judicial District, Sitting at Greeneville Probate Division.

While this title search is limited to matters appearing in the properly indexed public records for Greene County, Tennessee, I call your attention to the following items which may affect title to this property, but which would not be revealed by the public records:

- a. Rights of parties, if any, in possession of the premises.
- b. Such facts as a current and accurate survey of the premises might reveal including, but not limited to, easements, encroachments, etc.
- c. Claims for labor and materials in connection with improvements made to the property within a period of one (1) year.

d. Unrecorded leases, if any, covering a term of three (3) years or less.

e. Accuracy of public records in all county offices for Greene County, Tennessee.

f. Zoning regulations, if any, of record.

g. Any fixture liens recorded under the provisions of the Uniform Commercial Code and any Internal Revenue Tax and State Tax Liens imposed upon any new owners of the premises prior to their ownership of the premises.

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 Greene 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) 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) environmental matters not shown in the county Register's Office. (r) The tax sale property is uninsurable for title insurance for a period of twenty (20) years from the date of the tax sale.

These items listed above are matters which would not be revealed by a search of the records of the Register's Office for Greene 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 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 TCA 64-1145, et seq. The remaining items listed above (g) through (p), 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 and, if you desire, to arrange for title insurance to be secured.

Prior to the transfer of fee simple title, and/or the purchase of title insurance, the following requirements must be met:

1. Payment of the premiums, fees and charges for the policy.
2. Proper instruments and documents satisfactory to us creating the estate or interest in the land and/or the mortgage to be insured must be executed, delivered and duly filed for record, to-wit:

This title search is issued for the sole use and benefit of **MORELOCK AUCTION TEAM**.

Respectfully submitted this the 9th day of August, 2022, at 8:00 a.m.

ESCROW SERVICES, INC.

EAST TENNESSEE TITLE AND

By:

ELIZABETH P. MALONE

"Exhibit A"

SITUATE in the 20th Civil District of Greene County, Tennessee, and more particularly described as follows:

BEGINNING on an iron pin in the center line of State Highway No. 93; thence N. 48 deg. 45 min. W. 250.0 feet to an iron pin corner to Tract No. 2; thence with the line of Tract No. 2 N. 41 deg. 15 min. E. 100 feet to an iron pin in the line of Tract No. 2; and corner to Tract No. 4; thence with the line of Tract No. 4 South 48 deg. 45 min. East 250 feet to an iron pin in the center of State Highway No. 93; thence with the center line of said Highway S. 41 deg. 15 min. W. 100.0 feet to the BEGINNING CORNER, and being all of Tract No. 3 of the Doyle Starnes property as surveyed by D. Hawk on June 29, 1968.

DESCRIPTION TAKEN FROM PREVIOUS DEED.

BEING the same property conveyed to Tony Wade and wife, Ida Ann Wade, by Warranty Deed of William Clinton Beach and wife, Linda Joyce Beach, dated March 21, 1977, of record in Book 337, page 141, in the Register's Office for Greene County, Tennessee. Ida Ann Wade predeceased her husband, Tony Wade, leaving him the sole owner under the doctrine of Tenancy by the Entireties. The said, Tony Wade died intestate on May 6, 2021. He is survived by three children, Tony Lynn Malone, Lisa Ann Babb, and Roger Allen Wade, who constitute the decedents sole heirs @ law. See Probate Case #2021-PR-183, Order Regarding Sale of Real Estate and Personal Property, dated July 5, 2022. Entered July 5, 2022.

Untitled