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August 8, 2017

VIA HAND DELIVERY

Mr. Larry Sims
Sims Commercial Realty & Auctioneers, LLC
10-A Public Square North
Murfreesboro, Tennessee 37130

RE: J.D. Bloodworth and wife, D. Joan Bloodworth
1102 Whitehall Road, Murfreesboro
Lot 44, Scotland Acres Subdivision, Section II
13th Civil District
Rutherford County, Tennessee

PRELIMINARY TITLE CERTIFICATE

Dear Larry:

I have made an examination of the public records in the Register's Office of Rutherford County, Tennessee, with reference to the real property described in Schedule A attached hereto. This certification does not embrace an assurance as to the quantity of realty, the accuracy of any measurements, nor the precise location of the boundary lines.

Subject to the foregoing reservations regarding quantity, etc., I am of the opinion that fee simple title to the property is vested in J.D. Bloodworth and wife, D. Joan Bloodworth, subject to the following:

1. a. The 2017 Rutherford County and City of Murfreesboro real property taxes and taxes for subsequent years are a lien but are not yet due and payable.
- b. The 2016 Rutherford County real property taxes assessed to Doris Joan Bloodworth, Map No. 090G Group E, Control Map 090G, Parcel 01600, Account #R0052622, in the amount of \$1,038.00, have been paid, Receipt 10295
- c. The 2016 City of Murfreesboro real property taxes assessed as above in the amount of \$504.00, have been paid, Receipt 4142.

d. The 2015 Rutherford County and City of Murfreesboro real property taxes and taxes for prior years have been paid.

2. Defects, liens, encumbrances, adverse claims, or other matters created and first appearing in the public records or attaching subsequent to the date hereof, but prior to the date of the auction sale of the property.

3. Subject to all matters shown on the survey and plat of same appearing of record in Plat Book 2, page 94, of said Register's Office.

4. Restrictive Covenants of record in Deed Book 148, page 594, of said Register's Office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Any lien, or right to a lien, for services, labor or materials, heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Any inaccuracy or omission appearing in the indexes to the public records in the Register's Office or tax records.

7. Any fact that would be revealed by an examination of the public records of the State Courts, Federal District Courts, and the Federal Bankruptcy Courts.

8. Accuracy outside the dates of this title search, if applicable.

9. The undersigned certifies that, except as hereinabove set forth, no liens under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601, et seq., or the Tennessee Hazardous Waste Management Act, T.C.A. Section 68-46-101, et seq., have been filed either in the office of the Clerk of the United States District Court or the Register's Office in the county of the captioned property which embraces same.

10. This title opinion does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes and locations of improvements; (d) roadway; (e) any unrecorded easements; (f) any unrecorded liens, including liens for labor performed and materials furnished within the statutory period; (g) accuracy of the index books of the Register's Office; (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 incompetencies; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to the delivery of deeds; (n) marital rights (spouse or former spouse of past owner not revealed in the instruments); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; or (q) governmental building and zoning regulations. These matters which would not be revealed by an examination of the records in the Register's Office of Rutherford County, Tennessee, and, therefore matters in which I 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 land surveyor. Item (f), unrecorded liens, could be guarded against by inspection of the premises for new improvements, and if such appear to have been recent, the utilization of the notice of completion and waiting the applicable waiting period to close a per T.C.A. Title 66, Chapter 11, Part 1. The remaining items, with the exception of item (q), may be insured against by the utilization of title insurance. Inquiry should be made at the appropriate governmental agencies with regard to item (q).

This opinion is for the exclusive use of Sims Commercial Realtors & Auctioneers, in researching the realty, and I shall not be responsible to any other person relying upon it for any other purpose.

DATED August 4, 2017, as of 7:59 a.m.

Very truly yours,



George H. White

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SCHEDULE A

Real property located in the 13th Civil District of Rutherford County, Tennessee and being more particularly described as follows, to-wit:

Being all of Lot 44, Scotland Acres Subdivision, Section II, according to survey and plat of same appearing of record in Plat Book 2, page 94, of the Register's Office of Rutherford County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to J.D. Bloodworth and wife, D. Joan Bloodworth, by deed from Chambliss White Duke and wife, Lyndal E. Duke, appearing of record in Deed Book 561, page 431, of said Register's Office.

This is improved property having an address of 1102 Whitehall Road, Murfreesboro, Tennessee 37130.