



**LEE AND LEE ATTORNEYS AT LAW, P.C.**  
**109 East Gay Street**  
**Lebanon, Tennessee 37087**  
**(615) 444-3900**

LL# 9687

**CERTIFICATE OF TITLE EXAMINATION**

THIS IS TO CERTIFY THAT we have made a careful examination of the public records of Carroll County, Tennessee, as indexed, as same relates to that parcel of real estate lying and situate in Carroll County, Tennessee, more particularly described in Exhibit A attached hereto, for a period not exceeding twenty (20) years from the date of such examination.

THIS EXAMINATION was made on September 16, 2020, at 8:00 AM, and in our opinion, good fee simple title as of the date of such examination was vested in Jerry Robinson, Janette Ingram, Jackie Robinson, Jill Green and Jody Robinson by deed recorded in Warranty Deed Book 352, Page 558, Register's Office of Carroll County, Tennessee.

**I. TAXES:**

Carroll County property taxes for 2020 and subsequent years, a lien, not yet due and payable.

Carroll County property taxes for the year 2019, paid in full on February 28, 2020, in the amount of \$804.00. Rec. No. 14955.

If improvements are completed after January 1 of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Section 67-5-603 et seq.

No opinion is herein expressed regarding public utility property taxes (as defined by T.C.A. #67-5-501(8)) or as to personal property taxes assessed to the property described herein or owner thereof and I assume no liability therefor. Any reference to other such tax above is for information purposes only.

**II. RESTRICTIONS, CONDITIONS AND EASEMENTS:**

NONE OF RECORD

**III. DEED OF TRUST AND/PURCHASE LIENS:**

NONE OF RECORD

#### **IV. OTHER:**

NONE OF RECORD

V. This title report does not make any representation to any matter more than 20 years old and is limited to the direct index of the Register of Deeds or with regard to (a) any parties in possession or the location of any improvements; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) location of roadways; (e) any unrecorded easements or rights-of-way; (f) any unrecorded liens including the lien for taxes assessed under TCA 67-5-603, et seq. on improvements completed after January 1 of any year which are required by law to be supplementally assessed or rollback taxes due under the Green Belt Agricultural or Forest laws; (g) accuracy of the index books of the public record of said County; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (I) any undisclosed heirs or any undisclosed creditors; (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 authority or capacity in the event an entity including but not limited to corporation, limited liability company, limited partnership, general partnership, trust, church or religious denomination is in the chain of title; (q) any Federal or State estate taxes which might be due as a result of the failure to file an estate tax return or the filing of a fraudulent tax return; (r) any Federal, State, Municipal, County or other lien of any nature arising from the use, past or present, of any toxic, hazardous or dangerous material, chemical or other element; (s) any unrecorded liens including the lien for any utility services, including but not limited to water taps and water services.

THE ITEMS listed under Item V are matters which would not be revealed by an examination of the public records of the direct index of the Register's Office for said County, Tennessee, and are expressly excluded from the scope of this examination. 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 statutory notice of completion per TCA 66-11-143, et seq. Items listed under Item V, (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 our position, if you desire, to arrange for a title insurance commitment to be issued subject to requirements contained in same. The remaining items, (q) through (s) may be investigated by contacting the various agencies and authorities responsible for those claims or liens.

NO REPRESENTATIONS are made with regard to any matter, law, ordinance or governmental regulation, including but not limited to building and zoning ordinances, unapproved subdivision of lands, codes restricting, regulating or prohibiting the occupancy or any use of the realty or as may later affect the realty and availability of sewer, septic, water or any utility to the premises.

FURTHER, THIS EXAMINATION does not make any representations as to any judicial matter of record in any court including but not limited to insolvency proceedings in either State or Federal Courts.

THIS TITLE EXAMINATION is issued for the sole use and benefit of **Walker Auction & Realty, LLC**, and may not be used or relied upon by any other party. By acceptance of this opinion, beneficiary agrees not to furnish copies of this opinion to any party nor represent to any party the contents hereof nor allow any other party to rely on this examination. This letter is not a guarantee of title nor a commitment to insure or secure title insurance.

**LEE & LEE ATTORNEYS, PC**

By

A handwritten signature in black ink, consisting of a large loop followed by several vertical strokes and a horizontal line extending to the right.

Attachment

## EXHIBIT A

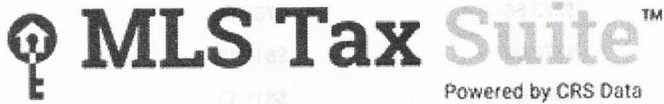
Lying and being in the First Civil District of Carroll County, Tennessee, and being a portion of Map 128, Parcel 029.00, belonging to Robinson (Deed Book 332, Page 558) and being more particularly described as follows:

Beginning at the true point of beginning, said point being the point in the center of U. S. Highway 104, said point being in line with a wire fence on the southernmost line of Robinson and the northern line of Jones (Deed Book 361, Page 337, Map 128, Parcel 052.00), runs

Thence S 79°29'10" W 356.57 feet to a 1/2" rebar set, capped and stamped "Green, TN RLS 1549", typical of all set iron pins and being on the said fence;

Thence, leaving said fence, and on new lines through Robinson, N 36°25'50" E for 232.85 feet, N 6°24'50" W for 167.50 feet, and S 85°10'10" E for 328.68 feet to a point in the center of U. S. Highway 104;

Thence, generally with the center of said highway, S 27°11'30" W for 53.22 feet, S 24°43'10" W for 51.89 feet, S 21°02'30" W for 53.72 feet, S 17°12'00" W for 56.14 feet and S 13°04'20" W for 64.47 feet to the true point of beginning, said tract being 2.0 acres, more or less, as surveyed by Randy Green, TN RLS License #1549, Construction Layout Service on July 2, 2020.



Sunday, October 11, 2020

**LOCATION**

**Property Address** 6308 Highway 104 W  
Lavinia, TN 38348-2828

**Subdivision**

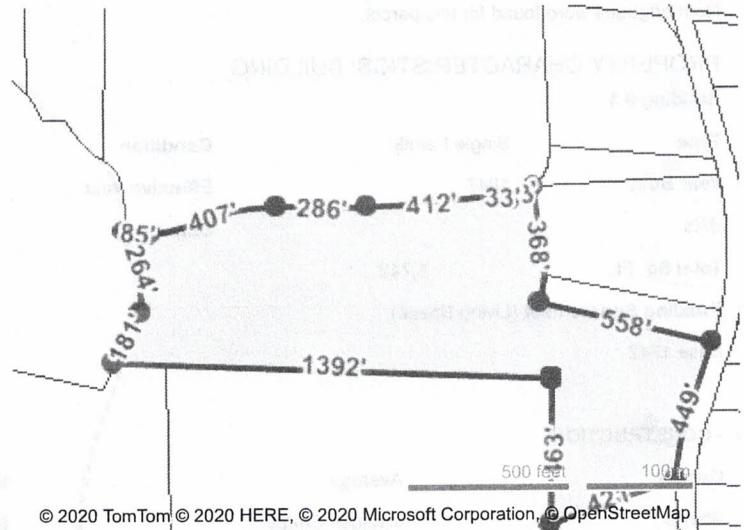
**County** Carroll County, TN

**PROPERTY SUMMARY**

**Property Type** Farm  
**Land Use** Household Units  
**Improvement Type** Single Family  
**Square Feet** 1742

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** 128 029.00  
**Special Int** 000  
**Alternate Parcel ID**  
**Land Map** 128  
**District/Ward** 20  
**2010 Census Trct/Blk** 9624/2  
**Assessor Roll Year** 2019



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**CURRENT OWNER**

**Name** Robinson Nell Life Estate  
**Mailing Address** 6308 Highway 104 W  
Lavinia, TN 38348-2828

**SALES HISTORY THROUGH 09/22/2020**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/31/2006		Robinson Jerry Etal Janett Jackie-Jill-Jody				332/558
5/1/1989	\$800			Warranty Deed	2	238/318
3/7/1988	\$3,000			Warranty Deed	2	231/361
4/22/1970		Robinson Gerald Et Ux Nell Robinson				136/166
10/1/1955						107/172
5/10/1947						91/428
10/25/1943						84/125

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2019	<b>Assessment Year</b>	2019		
<b>Appraised Land</b>	\$62,900	<b>Assessed Land</b>		Carroll	1.5519
<b>Appraised Improvements</b>	\$60,000	<b>Assessed Improvements</b>		West Carroll Co Ssd	1.3486
<b>Total Tax Appraisal</b>	\$122,900	<b>Total Assessment</b>	\$30,725		
		<b>Exempt Amount</b>			
		<b>Exempt Reason</b>			

**TAXES**

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2019		\$476.82	\$414.36	\$891.18
2018		\$429.88	\$373.56	\$803.44
2017		\$429.88	\$373.56	\$803.44
2016		\$429.88	\$373.56	\$803.44

<b>Zoning Code</b>	10	<b>Special School District 2</b>
<b>Owner Type</b>		
<b>LEGAL DESCRIPTION</b>		
<b>Subdivision</b>		<b>Plat Book/Page</b>
<b>Block/Lot</b>	0000/	<b>District/Ward</b> 20
<b>Description</b>	Jerry-Janette-Jackie-Jill-Jody	

**FEMA FLOOD ZONES**

<b>Zone Code</b>	<b>Flood Risk</b>	<b>BFE</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>FIRM Panel Eff. Date</b>
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47017C0265C	03/18/2008

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Information Deemed Reliable But Not Guaranteed.

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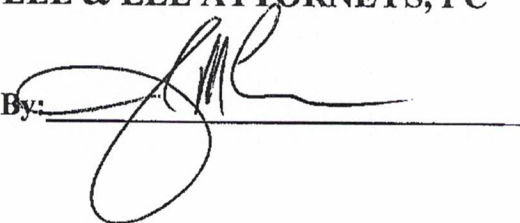
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**LEE & LEE ATTORNEYS, PC**

By: \_\_\_\_\_

A handwritten signature in black ink, consisting of stylized initials and a surname, written over a horizontal line.

Attachment

## EXHIBIT A

Certain tracts of land located in the 20th Civil District of Carroll County, Tennessee, more particularly described as follows, to-wit:

Tract No. 1: Bounded on the North by the land of W.R. Harrel; bounded on the East by Gravel Road No. 104 and runs with road to a branch in the hollow to Elm bush by well ; Bounded on the South by the original O.E. Jones Tract; Bounded on the West by the Wylie Forter tract, now owned by Chester Cunningham. Containing by estimation to be three acres, more or less. Description taken from prior deed of record.

This being the same property conveyed to Gerald Robinson and wife, Nell Robinson by Warranty Deed of W.B. Kirk and wife, Sadie Kirk, dated 10-25-43 and recorded in DB 84, PG 125, Register's Office of Carroll County, Tennessee.

Tract No. 2: Beginning at an iron stake on southwest corner of H.P. Leach tract of land, and north west corner of Gerald Robinson track of land, running north 15 3/4 poles with Cunningham and Goodman East line to a stake, thence in a south eastern direction 31 1/5 poles to Highway 104. Thence in a southern direction with said Highway to H.P. Leach East line and W.F. Courtney northwest corner and Gerald Robinson northeast corner, thence west 27 3/4 poles with Robinson north line to the beginning containing 2 acres, more or less. Description taken from prior deed of record.

This being the same property conveyed to Gerald Robinson and wife, Nell Robinson by Warranty Deed of H.P. Leach and wife, Bennie Leach, dated 5-10-47 and recorded in DB 91, Page 428, R.O.C.C.T.

Tract No. 3: Beginning on Fletcher's northwest line, runs thence East 88 pole to a stake; thence north 68 1/5 poles to a stake; thence west 25 poles to a stake; thence north 19 poles to a stake; thence west 63 poles to a stake; thence south 87 1/5 poles to the beginning and containing 44 acres, more or less. Description taken from prior deed of record.

This being the same property conveyed to Gerald Robinson and wife, Nell Robinson by Warranty Deed of John D. Goodman and wife, Violet B. Goodman, dated 10-1-55 and recorded in DB 107, Page 172, R.O.C.C.T.

Tract No. 4: Beginning at a stake in the West margin of State Highway 104 at a culvert which is at the northeast corner of this tract; runs thence in a westerly direction and almost perpendicular with said highway and with the South line of property being retained by the grantor 36 poles to a stake in the northwest corner of this tract; runs thence in a southerly direction and almost parallel to said highway and with the east lines of property belonging to Foorest Ogle and Robinson 34 poles to a stake at the southwest corner of this tract which is Robinson's interior corner; runs thence in an easterly direction and almost perpendicular to said highway and with the North line of property belonging to the herein grantees 31 poles to a stake in the margin of Highway 104; runs thence in

a northerly direction with the West margin of said highway 40 poles to the point of beginning. Description taken from prior deed of record.

This being the same property conveyed to Gerald Robinson and wife, Nell Robinson by Warranty Deed of Mrs. Odell Moore, dated 4-22-70 and recorded in DB 136, Page 166-167, R.O.C.C.T.

Included in the above description but excluded from this conveyance are the following properties previously transferred:

Tract No. 1: Beginning at a point in Highway #104, 53 feet South of grantor's northeast corner; runs thence in a Southwesterly direction with the meanderings of a ditch, 596 feet to a stake, Robinson's and Knight's East boundary, 104 feet from an iron stake; grantor's Northwest corner; runs thence with Robinson's East boundary. South 278 feet to a stake; runs thence with Robinson's North boundary in a southeasterly direction, 579 feet to Highway #104; runs thence with Highway #104, North 444 feet to the point of beginning, containing approximately 4.868 acres, more or less. Description taken from prior deed of record.

This being the same property conveyed to Joel Alan Green and wife, Jill Green by Warranty Deed of Gerald Robinson and wife, Nell Robinson, dated 3-7-88 and recorded in DB 231, PGs. 361-362, R.O.C.C.T.

Tract No. 2: Lying and being in the 20th Civil District of Carroll County, Tennessee, and being a portion of a larger tract belonging to Robinson, and being more particularly described as follows: Beginning at a spike in the center of U.S. Highway 104, said spike being Alan Green's present southeast corner and Robinson's northeast corner, runs thence with the center of said highway a chord distance of South 10 degrees 00 minutes 00 seconds West 100.02 feet; thence, leaving said highway, and on new lines through Robinson, North 78 degrees 50 minutes 00 seconds West 552.61 feet to a new iron pin, and North 3 degrees 38 minutes 35 seconds West 103.44 feet to an existing iron pin at Alan Green's present southwest corner; thence, with Green's present southern line, South 78 degrees 50 minutes 00 seconds East 577.01 feet to the point of beginning as surveyed by Randy Green of Construction Layout Service, P.O. Box 421, Milan, Tennessee, 38358, dated 4-15-98, and containing 1.29 acres,

This being the same property conveyed to Joel Alan Green and wife, Jill Green by Quitclaim Deed of Nell Robinson, dated 8-31-2006, and recorded in Deed Book 332, PGs. 556, R.O.C.C.T.

Tract No. 3: Beginning at stake in the west margin of Highway #104, Little's southeast corner, runs thence west 596 feet with Little's South line to an iron stake in Knight's east line; thence with Knight's east line, South 104 feet to a stake; thence east with the meanderings of a ditch, 596 feet to a stake in the west margin of Highway #104, North 53 feet to the point of beginning, containing approximately 1.074 acres, more or less. Description taken from prior deed of record.

This being the same property conveyed to Bill O'Guinn by Warranty Deed of Omar Gerald Robinson and wife, Nell Robinson, dated 4-15-88 and recorded in DB 234, Pgs. 382-383, R.O.C.C.T.

Tract No. 4: Beginning at the Northwest corner of the tract of land purchased by the undersigned from John D. Goodman and wife, by deed dated the 1st day of October, 1955, as recorded in Land

Book 107, page 172, Register's Office of Carroll County, Tennessee, and runs thence Westerly with Vernon Hardin and Ernest Vann's line 88 poles to a stake; thence Southern with O. J. Little and Mrs. Bennie Leach 50 poles to a stake; at a maple tree at the edge of a ditch, said maple tree having an iron stake pointer; thence Westerly with the meanderings of said ditch 84 poles to a stake; thence Northwesterly 21 poles to a stake; thence Northerly with Ernest Vann's line 40 poles to the beginning and being the Northerly part of the land described in the deed mentioned above.

Tract No. 5: Lying and being in the First Civil District of Carroll County, Tennessee, and being a portion of Map 128, Parcel 029.00, belonging to Robinson (Deed Book 332, Page 558) and being more particularly described as follows:

Beginning at the true point of beginning, said point being the point in the center of U. S. Highway 104, said point being in line with a wire fence on the southernmost line of Robinson and the northern line of Jones (Deed Book 361, Page 337, Map 128, Parcel 052.00), runs

Thence S 79°29'10" W 356.57 feet to a 1/2" rebar set, capped and stamped "Green, TN RLS 1549", typical of all set iron pins and being on the said fence;

Thence, leaving said fence, and on new lines through Robinson, N 36°25'50" E for 232.85 feet, N 6°24'50" W for 167.50 feet, and S 85°10'10" E for 328.68 feet to a point in the center of U. S. Highway 104;

Thence, generally with the center of said highway, S 27°11'30" W for 53.22 feet, S 24°43'10" W for 51.89 feet, S 21°02'30" W for 53.72 feet, S 17°12'00" W for 56.14 feet and S 13°04'20" W for 64.47 feet to the true point of beginning, said tract being 2.0 acres, more or less, as surveyed by Randy Green, TN RLS License #1549, Construction Layout Service on July 2, 2020.