

ALTA PLAIN LANGUAGE COMMITMENT FORM

Old Republic National Title Insurance Company

Commitment Number: 142126

SCHEDULE A

1. Commitment Date: October 20, 2014 at 08:00 AM
2. Policy (or Policies) to be issued: Amount:
 - a. Owner's Policy (ALTA Owners Policy (06/17/2006)) TBD
Proposed Insured:
TBD
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by
J.C. Sellers and wife, Vada Sellers.
4. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO

Tennessee Valley Title Insurance Co.:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By: Tracey M. Axtell
Tracey M. Axtell

By: Mark A. Bixby President
Attest: David Wold Secretary

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements that must be met:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all premiums and charges for policies, endorsement and services.
3. Furnish a properly executed Owner's Affidavit on attached form.
4. Payment of taxes as follows:

CLT #079-006
2014 Grainger County taxes are due and payable (amount not yet available).
5. Payment of rollback taxes.
6. Record plat of the "Subd. of Vada Sellers Property", in the Register's Office for Grainger County, Tennessee
7. Cancellation and release of record that portion of the property described in Schedule A hereof from the lien of the Deed of Trust (Open End) from J. C. Sellers and Vada Sellers, aka Vada Jean Sellers, to FMLS, Inc., Trustee for AmSouth Bank, in an amount not to exceed \$94,500.00, dated September 4, 2002, and recorded in Book IN237, page 1389, in the Register's Office for Grainger County, Tennessee. (Includes other property.)
8. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
 - a. Properly executed and acknowledged Deed(s) from J. C. Sellers and wife, Vada Sellers, vesting fee simple title in purchaser(s) to be determined.



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**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. The dower, courtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.
3. Rights or claims of parties in possession not recorded in the public records.
4. Easements or claims of easements not recorded in the public records.
5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished. NOTE: Upon receipt of a satisfactory Affidavit of Agreement this exception will be deleted.
7. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable, as of the date of the Policy.
8. Taxes for the year 2015 and subsequent years.
9. Right of Way Easement to Luttrell-Blaine-Corryton Utility District, dated February 11, 2010, and recorded in Book IN316, page 503, in the Register's Office for Grainger County, Tennessee.
10. Matters depicted or disclosed on plat of record in Plat Cabinet _____, Slide _____, in the Register's Office for Grainger County, Tennessee.

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**EXHIBIT A
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

SITUATED in District Three (3) of Grainger County, Tennessee, and being known and designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Subd. of Vada Sellers Property, recorded in Plat Cabinet _____, Slide _____, in the Register's Office for Grainger County, Tennessee; said lots being more particularly bounded and described as shown on map of record aforesaid, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to J. C. Sellers and wife, Vada Sellers, by deed from Rufus Sellers and Maggie Sellers, dated January 23, 1993, and recorded in Deed Book 180, page 462, in the Register's Office for Grainger County, Tennessee.