

SCHEDULE A
COMMITMENT

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401

Order No.

Agent File Number: _____

County: Union

1. Effective Date: September 20th, 2015 at 8:00 a.m.

2. Policy or Policies to be Issued:

ALTA Owners Policy
Standard Form 6/17/06 \$ _____

Proposed Insured:

ALTA Loan Policy
Standard Form 6/17/06 \$ _____

Proposed Insured:

3. Fee simple interest in the land described in this Commitment is owned, at the Commitment Date, by

Steve Jones Development, LLC

4. The Land referred to in this Commitment is described as follows:

See attached Exhibit A.

Order No./File No. OR _____

SCHEDULE B-I
REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You will tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. A properly executed and recorded Warranty Deed from Steve Jones Development, LLC to _____.

Order No./File No. _____

SCHEDULE B-II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
2. Rights and claims of parties in possession.
3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained or by making inquiry of person(s) in possession thereof.
5. Liens, encumbrances, or claims thereof, which are not shown by the public record.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Restrictions for Pinnacle Pointe Sub.. in Book F8, Page 750 (Phase 1 & 2) and Book K8, Page 87 (Phase 3) in the Register's Office for Union County, Tennessee.
8. The above described property is subject to the easements, exceptions, conditions, restrictions and/or limitations and reservations as set forth in Deed Book E, Volume 3, Page 247, Deed Book X, Volume 2, Page 594, and Deed Book H, Volume 4, Page 168, of record in the Register's Office for Union County, Tennessee.
9. Subject to all matters shown on Plat of Pinnacle Pointe Sub. Of record in Plat Cabinet E Slide 51 Maps A &B, Plat Cabinet E, Slide A & B and Plat Cabinet E, Slide 133.
10. Reference is further made to Joint Permanent Easement and Maintenance Agreement of record in Book M8, Page 623 in the Register's Office for Union County, Tennessee (Phase 3 lots)

Order No./File No. OR_____

EXHIBIT A

Situated in the Fifth (5th) Civil District (formerly the Seventh (7th) Civil District) of Union County, Tennessee, and being more particularly described as follows:

BEING all of Lot Number 79 of **PINNACLE POINTE SUBDIVISION, PHASE 2**, as set forth in the Plat of said Development recorded in Plat Cabinet E, Slide 51, Maps A & B and all of Lot Numbers 110, 111, 112, 113, 119, 120 and 127 of **PINNACLE POINTE SUBDIVISION, PHASE 3**, as set forth in the Plat of said Development recorded in Plat Cabinet E, Slide 115, Maps A & B, and Lot Numbers 136, 137 & 138 of **PINNACLE POINTE SUBDIVISION, PHASE 3**, as set forth in the Plat of said Development recorded in Plat Cabinet E, Slide 115, Maps A & B and Revised in Plat Cabinet E, Slide 133 in the Register's Office for Union County, Tennessee, said plat referenced for a more particular metes and bounds description.

For reference to Protective and Restrictive Covenants for Pinnacle Pointe Subdivision, See Book F8, Page 750 and Book K8, page 87 in the Register's Office for Union County, Tennessee.

Subject to all matters of survey as set forth in the Plat of said development of record in Plat Cabinet E, Slide 51, Maps A & B, and Plat Cabinet E, Slide 115, Maps A & B Plat Cabinet E, Slide 133, Maps A & B in the Register's Office for Union County, Tennessee.

Reference is further made to By-Laws of the Pinnacle Pointe Home Owners Association, Inc. of record in Misc. Book 26, Page 787, Amended in Book M8, Page 381 in the Register's Office for Union County, Tennessee.

Reference is further made to Joint Permanent Easement and Maintenance Agreement of record in Book M8, Page 623 in the Register's Office for Union County, Tennessee.

THIS CONVEYANCE IS SUBJECT to all By-Laws of Pinnacle Pointe Subdivision, all TVA restriction, conditions and reservations as well as all restrictions, easements, set-back lines, and other conditions shown of record in the Office of the Register of Deeds for Union County, Tennessee.

This being a portion of the property conveyed to Steve Jones Development, LLC as set forth in Warranty Deed Book M8, Page 398 in the Register's Office for Union County, Tennessee.

