



Chicago Title Insurance Company

SCHEDULE A

1. Commitment Date: October 22, 2018 at 02:00 PM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/10)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.
Proposed Policy Amount: \$ 1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Jenkins Agricultural and Industrial, LLC, a Wyoming LLC
5. The Land is described as follows:
SITUATE in the 23rd Civil District of Greene County, Tennessee and described as follows:

BEGINNING at a point in the Easterly right of way line of Squaw Valley Road, said point being South 78 deg. 38 min. West 31 feet from a concrete monument; thence with Squaw Valley Road, North 11 deg. 22 min. West 406.73 feet to a point, corner to Lot No. 60; thence with the line of Lot No. 60, South 74 deg. 22 min. East 434.80 feet to a point, corner to Lots Nos. 60,63, and 64; thence with the line of Lot No. 64, South 13 deg. 15 min. East 348.55 feet to a point; thence South 13 deg. 46 min. West 314.8 feet to a point; thence South 57 deg. 43 min. West 41.0 feet to a concrete monument in the right of way line of State Route 34; thence North 83 deg. 16 min. East 295 feet to a point; thence North 18 deg. 32 min. West 168.81 feet to a concrete monument; thence North 22 deg. 32 min. West 213.10 feet to a concrete monument; thence South 78 deg. 38 min. West 31.0 feet to the right of way of Squaw Valley Road, the point of BEGINNING, containing 6.02 acres, more or less, as surveyed by David S. Albert, 10/25/79 and 1/8/80.

BEING part of the same property conveyed to Jenkins Agricultural and Industrial, LLC, a Wyoming Limited Liability Company. by quitclaim deed of Kenneth E. Jenkins, dated November 3, 2004 and recorded November 12, 2004 in Book 373A, page 348 in the Register's Office of Greene County, Tennessee.

HOWEVER, there is excepted from this tract the following parcel, heretofore conveyed to the State of Tennessee for highway purposes and described in Deed Book No. 323, page 352, Register's Office for Greene County, Tennessee, and being shown as Tract No. 21 on Greene County Tax Map "A" 84-G, containing 0.13 acres, more or less.

ALSO EXCEPTED and retained by Ronnie D. Cansler and wife, Belinda C. Cansler (by prior deed) is a

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AMERICAN
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(2018106379.PFD/2018106379/8)

SCHEDULE A
(Continued)

small triangular area lying southeast of Pocahontas Street, and identified as Parcel No. 3 on Greene County Tax Assessor's Map No. 84J-B.

Heartland Title Services, Inc.

By: _____

Heartland Title Services, Inc.

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

- a. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
- b. Satisfactory evidence should be had that no improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
- c. You must 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 and exceptions.
- d. 2018 County Taxes are paid - \$4,715.00, Receipt No. 20064
Assessment: \$234,040.00
Map 84G Group A Parcel 19.00 (6.40 acres)

COUNTY DUE OCTOBER 1ST, DELINQUENT MARCH 1ST
- e. Notice and Waiver Affidavit, as required by Department Regulation 30, Department of Insurance and Banking, State of Tennessee, signed by the mortgagors, must be submitted.
- f. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit: (1) Jenkins Agricultural and Industrial, LLC, to the Purchaser with contractual rights under a proper purchase agreement. (2) Operating Agreement for Jenkins Agricultural and Industrial, LLC, must be submitted.
- g. Payment of the Full consideration to, or for the account of, the grantors or mortgagors.
- h. Company reserves all rights to supplement these requirements upon a determination of other factors which come to the attention of the company.
- i. All claims in the Estate of Kenneth E. Jenkins in Cause No. 2009-P132 in the Probate Court for Hamblen County, Tennessee, must be paid and released;
 1. Community National Bank - \$170,466.00
 2. KPT Lease - \$282,826.72
 3. KPT Lease - \$348,231.16
 4. American Patriot Bank - \$350,765.00
 5. Central Leasing - \$57,825.17
 6. Central Leasing - \$120,667.00
 7. Central Leasing - \$225,241.00
 8. Central Leasing - \$199,774.00
 9. Central Leasing - \$164,098.00
 10. Central Leasing - \$154,309.00
 11. Central Leasing - \$368,816.00
 12. Central Leasing - \$77,155.34
 13. Central Leasing - \$385,228.50

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SCHEDULE B
(Continued)

- 14. Central Leasing -\$202,024.10
- 15. Andrew Johnson Bank - \$167,978.00
- 16. Andrew Johnson Bank - \$649,615.74
- 17. Andrew Johnson Bank - \$118,255.71
- 18. Commercial Credit - \$1,074,420.00

NOTE: An order dismissing these listed claims was entered on November 14, 2018. Upon this order becoming final, December 15, 2018, these claims will be removed as exceptions.

- j. Notice of Federal Tax Lien against the estate of Patricia O. Overton Jenkins Estate dated September 26, 2017 and recorded in Book 1725, page 624 in the Register's Office of Hamblen County, Tennessee for \$3,711,352.24, must be paid and satisfied of record.

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- a. 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.
- b. Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain under Schedule B the Standard Exceptions (1), (4) and (5) unless a satisfactory survey and inspection of the premises is made.

Rights or claims of parties in possession not shown by the Public Records;

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records;

Taxes or special assessments which are not shown as existing liens by the Public Records;

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

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SCHEDULE B
(Continued)

Easements or claims of easements not shown by the Public Records.

- c. Subject to the lien of 2018 taxes, which are due and payable but not delinquent, and subsequent years.
- d. 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. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, section 67-5-603 et seq.
- e. The acreage mentioned in the legal description is only for convenience in identifying the tract insured; it is not intended that this policy insure the amount of acreage.

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