



# Chicago Title Insurance Company

## SCHEDULE A

1. Commitment Date: October 24, 2018 at 04:30 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:  
Doris Kay Potter, Co-Executrix and Lynda Ann Ramsey, Co-Executrix, of the Estate of Patricia O. Jenkins
5. The Land is described as follows:  
SITUATE in the Fourth Civil District of Hamblen County, Tennessee and being more particularly described as follows:

BEGINNING at a point, corner to J. L. Haun, and on the southeastern boundary of the Old Bulls Gap Road; thence with Haun's line South 10 deg. 24 min. East 744.31 feet to a point on the northern boundary of the Southern Railway right-of-way, thence seven (7) courses and distances with said northern boundary of the Southern Railway right-of-way: South 64 deg. 16 min. West 111.21 feet to a point, South 61 deg. 27 min. West 105.21 feet to a point, South 58 deg. 17 min. West 102.61 feet to a point, South 51 deg. 56 min. West 101.56 feet to a point, South 49 deg. 59 min. West 95.40 feet to a point, and South 47 deg. 51 min. West 2211.98 feet to a point; thence North 33 deg. 28 min. West 375.64 feet to a point; thence North 23 deg. 22 min. East 1007.12 feet to an iron post; thence North 22 deg. 30 min. West 232.00 feet to a point; thence North 71 deg. 10 min. West 1517.43 feet to a point at a public road; thence northwestwardly crossing said road approximately 35 feet to a point; thence with the northern boundary of O. D. Hurst and Ray, North 71 deg. 22 min. West 421.46 feet to a white oak; thence continuing with the line of Ray, North 85 deg. 10 min. West 1322.46 feet to a post; thence North 9 deg. 10 min. East 254.91 feet to a point; thence South 88 deg. 09 min. East 183.62 feet to a post; thence North 2 deg. 14 min. East 53.49 feet to a stone; thence with the southern boundary of Terry and Cantwell, South 87 deg. 12 min. East 1775.02 feet to a point on a public road; thence crossing said road in a southeastwardly direction approximately 35 feet to a point; thence North 81 deg. 07 min. East 180.96 feet with the southern boundary of said road; thence continuing with the southern boundary of said road several courses and distances as follows: North 71 deg. 50 min. East 183.93 feet to a point; North 81 deg. 50 min. East 110.30 feet to a point and North 71 deg. 50 min. East 250.00 feet to a point; thence North 56 deg. 21 min. East 56.16 feet to a point; thence North 53 deg. 41 min. East 91.12 feet to a point; thence North 46 deg. 02 min. East 430.00 feet to a point; thence North 46 deg. 02 min. East 157.04 feet to a point; thence North 48 deg. 48 min. East 1018.85 feet to a point; thence North 88 deg.

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(2018106387.PFD/2018106387/12)

**SCHEDULE A**  
(Continued)

23 min. East 41.74 feet to a point; thence crossing the Old Bulls Gap Road approximately 45 feet in a northeastwardly direction to a point; thence with a public road North 58 deg. 23 min. East 563.61 feet to a point; thence continuing with said road North 59 deg. 37 min. East 179.20 feet to a point; thence several courses and distances with the boundary of York Quillen as follows: South 67 deg. 33 min. East 641.32 feet to a post; South 20 deg. 48 min. East 224.51 feet to a point; South 20 deg. 48 min. East 279.36 feet to a point; South 20 deg. 48 min. East 245.14 feet to a post; South 18 deg 56 min. East 292.41 feet to an 8" cedar; South 07 deg. 35 min. East 63.61 feet to an 8" cedar; South 32 deg. 04 min. West 273.72 feet to a post; South 18 deg. 42 min. West 255.58 feet to a point on the northern boundary of Old Bulls Gap Road; thence with said northern boundary of Old Bulls Gap Road three (3) courses and distances as follows: North 55 deg. 32 min. West about 50 feet to a point; North 68 deg. 58 min. West 62.62 feet to a point; North 82 deg. 18 min. West 326.09 feet to a point; thence crossing the Old Bulls Gap Road approximately 35 feet in a southwestwardly direction to the point of BEGINNING, and containing 194.18 acres according to a survey of Murrell Weems, Surveyor, dated May 14, 1984.

BEING the same property conveyed to Kenneth Jenkins and wife, Patsy Jenkins, by deed of Grady Doyles Price and wife, Scottie Ruth Price, dated September 27, 1984 and recorded September 27, 1984 in Deed Book 334, page 21 in the Register's Office of Hamblen County, Tennessee. Kenneth Jenkins died on June 22, 2009. Patsy Jenkins, aka Patricia O. Jenkins, died testate on July 7, 2011, and reference is made to her Last Will and Testament of record in Will Book W5, page 504 in the Clerk and Master's Office of Hamblen County, Tennessee. Reference is made to Order authorizing the sale of the subject property contained in Cause No. 2011P113 in the Chancery Court for Hamblen County, Tennessee.

Heartland Title Services, Inc.

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

Heartland Title Services, Inc.

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AMERICAN  
LAND TITLE  
ASSOCIATION



(2018106387.PFD/2018106387/12)



## Chicago Title Insurance Company

### 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 - \$4,484.00, Receipt No. 14782  
Assessment: \$210,500.00  
Map 21 Parcel 7.00 (200.3 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) Warranty Deed from Lynda Ann Ramsey, Co-Executrix, and Doris Kay Potter, Co-Executrix, under the Last Will and Testament of Patsy O Jenkins b/t/s/a/ Patricia O. Jenkins, to the Purchaser with contractual rights under a proper purchase agreement.
- g. Payment of the Full consideration to, or for the account of, the grantors or mortgagors.
- h. 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.
- i. Company reserves all rights to supplement these requirements upon a determination of other factors which come to the attention of the company.

### 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

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**SCHEDULE B**  
(Continued)

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.

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.
- f. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section, 67-5-1001, et seq.
- g. Subject to an outstanding 1/2 undivided interest in and to salt wells and salt deposits as set out in Deed Book 334, page 21 in the Register's Office of Hamblen County, Tennessee.
- h. Subject to right of way of Southern Railway.

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