

SCHEDULE A

Loan No.:

Title No.: 86086

File No.: 86086

1. Effective date: July 30, 2020 at 07:59 AM

2. Policy or Policies to be issued:

Policy Amount

(a) Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:
TBD

TBD

(b) Loan Policy
Proposed Insured:

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 Effective Date vested in:
Horse Creek Farms, GP, a Tennessee General Partnership

5. The land referred to in this Commitment is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Mountain States Title Company

Fidelity Title Insurance Company

By: Lawrence F. Counts
Lawrence F. Counts, Authorized Agent

By:

M. Fin

ATTEST

President

Margie Kemzura

Secretary

ALTA Commitment (Schedule A) (6/17/06)



**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements to be complied with:

1. Payment to or for the account of the seller's or mortgagor's of the full consideration for the estate or interest to be insured.
2. Payment to the Company of the premiums, fees and charges for the policy.
3. Proper instruments in insurable form creating the estate or interest to be insured must be executed, delivered and duly filed for record as follows:
 - a. Proper execution and recordation of Warranty Deed from Horse Creek Farms, GP, a Tennessee General Partnership to ___ conveying the subject property herein described.
4. Payment of all taxes, assessments and charges levied against subject premises which are due and payable, to-wit:
 - a. The 2019 County Taxes are PAID.

END OF SCHEDULE B - SECTION I

ALTA Commitment (Schedule B-Section I) (6/17/06)

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(86086.PFD/86086/2)

**SCHEDULE B - SECTION 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. 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 lien of the General Taxes for the year 2020 and thereafter but are due or payable.
3. The lien of any Special Taxes or assessments entered after the date hereof.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements, not shown by the public record.
6. 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.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and inspection of the Land.
8. This title commitment excepts any rollback taxes which be due to a change in use under the Greenbelt Tax guidelines.
9. All matters shown on Plat Book 12, Page 32 (Section 2 Easley Estates), Register's Office of Sullivan County at Blountville, Tennessee.
10. All matters shown on Plat Book 12, Page 33 (Section 3 Easley Estates), Register's Office of Sullivan County at Blountville, Tennessee.
11. Declaration of Protective and Restrictive Covenants for Easley Estates, Section 2 of record in Misc. Book 119, Page 329, Register's Office of Sullivan County at Blountville, Tennessee.
12. Declaration of Restrictions Easley Estates Section 3 of record in Misc. Book 168, Page 507, Register's Office of Sullivan County at Blountville, Tennessee.
13. Right of Way in favor of Sullivan County, Tennessee for public road dated December 15, 1970 of record in Book 352A, Page 562, Register's Office for Sullivan County, at Blountville, Tennessee.
14. Right of Way Easements in favor of Kingsport Power Company all of record in the Register of Deeds Office for Sullivan County at Blountville, Tennessee: a) dated January 25, 1972 of record in Misc. Book 119, Page 282; b) dated January 25, 1972 of record in Misc. Book 119, Page 286; c) dated February 7, 1976 of record in Book 97C, Page 475; d) dated February 20, 1987 of record in Book 564C, page 784; and e) dated October 14, 2004 of record in Book 1630C, Page 94.

END OF SCHEDULE B - SECTION II

ALTA Commitment (Schedule B-Section II) (6/17/06)

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(86086.PFD/86086/2)

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Situate, lying and being in the 13th Civil District of Sullivan County, Tennessee, and being more particularly described as follows, to-wit:

Parcel No. 1:

Lots 2, 4, 5, and 6 in Block D, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group B, Parcels 17.00, 19.00, 20.00 and 21.00

Parcel No. 2:

Lots 1, 2, 3, and 4 in Block G, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group B, Parcels 3.00, 4.00, 5.00 and 6.00

Parcel No. 3:

Lots 1, 2, 3, 4, 12, 14, and 16 in Block E, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group C, Parcels 39.00, 40.00, 41.00, 42.00, 4.00, 6.00, and 8.00

Parcel No. 4:

Lots 1 and 2 in Block B, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group A, Parcels 21.00 and 20.00

Parcel No. 5:

Lots 1, 2, 3, 4 and 5 in Block I, Section 3 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 33.

Tax Identification Map 91O Group B, Parcels 23.00, 24.00, 25.00, 26.00 and 27.00

Parcel No. 6:

Lots 26, 27, 28, 29, 30, 31, and 51 in Block E, Section 3 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 33.

Tax Identification Map 91J, Group C, Parcels 18.00, 19.00, 20.00, 21.00, 22.00, 23.00 and 36.00

Parcel No. 7;

Lots 11 and 12 in Block A, Section 3 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 33.

Tax Identification Map 91O, Group B, Parcels 11.00 and 12.00

EXHIBIT "A"
LEGAL DESCRIPTION
(Continued)

Parcel No. 8

BEING Block H and containing 4.8 acres, more or less as shown on plat of record in Plat Book 12, at Page 33 entitled "Easley Estates, Section No. 3".

Tax Identification Map 91J, Group B, Parcel 9.00

AND BEING a part of the same property conveyed to Horse Creek Farms, G.P. a Tennessee General Partnership by Jill R. Rich etc, etal dated May 31, 2011 of record in the Register's Office for Sullivan County at Blountville, Tennessee in Book 2975C, Page 312, to which reference is here made..

SCHEDULE A


Loan No.:

Title No.: 86088

File No.: 86088

- 1. Effective date: July 30, 2020 at 07:59 AM
- 2. Policy or Policies to be issued: Policy Amount
 - (a) Owner's Policy (ALTA Own. Policy (06/17/06))
 - Proposed Insured: TBD
 - TBD
 - (b) Loan Policy
 - Proposed Insured:
- 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 Effective Date vested in:
Josephine East Riggs, Individually and the Current Successor Trustee of the Riggs Family Trust Established under Last Will and Testament of Hubert L. Riggs of record in the Chancery Court for Sullivan County Probate Division, Blountville, Tennessee in Will Book 132, Page 189
- 5. The land referred to in this Commitment is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Mountain States Title Company

By: Lawrence F. Counts By: 
 Lawrence F. Counts, Authorized Agent ATTEST President

Margie Kemzura
Secretary

ALTA Commitment (Schedule A) (6/17/06)



**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements to be complied with:

1. Payment to or for the account of the seller's or mortgagor's of the full consideration for the estate or interest to be insured.
2. Payment to the Company of the premiums, fees and charges for the policy.
3. Proper instruments in insurable form creating the estate or interest to be insured must be executed, delivered and duly filed for record as follows:
 - a. Proper execution and recordation of Warranty Deed from Josephine East Riggs, Individually and the Current Successor Trustee of the Riggs Family Trust Established under Last Will and Testament of Hubert L. Riggs of record in the Chancery Court for Sullivan County Probate Division, Blountville, Tennessee in Will Book 132, Page 189 to ___ conveying the subject property herein described.
4. Payment of all taxes, assessments and charges levied against subject premises which are due and payable, to-wit:
 - a. The 2019 County Taxes are PAID.

END OF SCHEDULE B - SECTION I

ALTA Commitment (Schedule B-Section I) (6/17/06)

**SCHEDULE B - SECTION 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. 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 lien of the General Taxes for the year 2020 and thereafter but are due or payable.
3. The lien of any Special Taxes or assessments entered after the date hereof.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements, not shown by the public record.
6. 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.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and inspection of the Land.
8. This title commitment excepts any rollback taxes which be due to a change in use under the Greenbelt Tax guidelines.
9. All matters shown on Plat Book 12, Page 32 (Section 2 Easley Estates), Register's Office of Sullivan County at Blountville, Tennessee.
10. All matters shown on Plat Book 12, Page 33 (Section 3 Easley Estates), Register's Office of Sullivan County at Blountville, Tennessee.
11. Declaration of Protective and Restrictive Covenants for Easley Estates, Section 2 of record in Misc. Book 119, Page 329, Register's Office of Sullivan County at Blountville, Tennessee.
12. Declaration of Restrictions Easley Estates Section 3 of record in Misc. Book 168, Page 507, Register's Office of Sullivan County at Blountville, Tennessee.
13. Right of Way in favor of Sullivan County, Tennessee for public road dated December 15, 1970 of record in Book 352A, Page 562, Register's Office for Sullivan County, at Blountville, Tennessee.
14. Right of Way Easements in favor of Kingsport Power Company all of record in the Register of Deeds Office for Sullivan County at Blountville, Tennessee; a) dated January 25, 1972 of record in Misc. Book 119, Page 382; b) dated January 25, 1972 of record in Misc. Book 119, Page 286; c) dated February 7, 1976 of record in Book 97C, Page 475; d) dated February 20, 1987 of record in Book 564C, page 784; and e) dated October 14, 2004 of record in Book 1630C, Page 94.

END OF SCHEDULE B - SECTION II

ALTA Commitment (Schedule B-Section II) (6/17/06)

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Situate, lying and being in the 13th Civil District of Sullivan County, Tennessee, and being more particularly described as follows, to-wit:

Parcel No. 1:

Lots 3, 4 and 5 in Block F, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group B, Parcels 13.00, 12.00 and 11.00

Parcel No. 2:

Lots 5, 6, 7 and 8 in Block G, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group B, Parcels 7.00, 8.00, 1.00 and 2.00

Parcel No. 3:

Lots 13, 15, 17 and 49 in Block E, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group C, Parcels 5.00, 7.00, 9.00 and 34.00

Parcel No. 4:

Lot 16 in Block B, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 32.

Tax Identification Map 91J, Group A, Parcel 5.00

Parcel No. 5:

Lots 21, 22, 23, 24, 25 and 39 in Block E, Section 2 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 33.

Tax Identification Map 91J, Group C, Parcels 13.00, 14.00, 15.00, 16.00, 17.00 and 31.00

Parcel No. 6:

Lots 13, 14, 16, 17, 18, 19, 20 and 21 in Block A, Section 3 of Easley Estates as shown on plat of record in the Sullivan County Register of Deeds Office, in Blountville, Tennessee, in Plat Book 12, at Page 33.

Tax Identification Map 91O, Group B, Parcels 14.00, 15.00, 17.00, 18.00, 19.00, 20.00, 21.00 and 22.00

AND BEING a part of the same property conveyed to Hubert L. Riggs by the Riggs Family Limited Partnership by deed dated March 27, 2009 of record in the Register's Office for Sullivan County, Tennessee at Blountville in Book 2761C, Page 635. Hubert L. Riggs died testate on or about January 5, 2012, a resident of Sullivan County, Tennessee. His Last Will & Testament was admitted to probate in the Chancery Court for Sullivan County Probate Division Blountville, Tennessee and is of record in Will Book 132, Page 189. Reference is made to Item IV "Marital Deduction" for a devise to Josephine East Riggs, his spouse who survived him. Reference is further made to Item V "Residuary Estate" wherein the Riggs Family Trust was established.