



ALTA Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

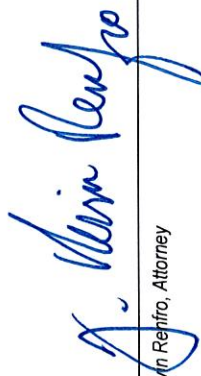
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the Office of Kizer & Black,
Attorneys, PLLC



J. Kevin Rehfo, Attorney

ORT Form 4690 8-1-16
ALTA Commitment for Title Insurance

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

By  President
Attest  Secretary

Schedule A

ALTA COMMITMENT

1. Commitment Date: August 6, 2020 at 7:29 a.m.

2. Policy to be issued:

(a) 2006 ALTA Owner's Policy

Proposed Insured: TO BE DETERMINED

Proposed Policy Amount: TO BE DETERMINED

(b) 2006 ALTA Loan Policy

Proposed Insured: TO BE DETERMINED

Proposed Policy Amount: TO BE DETERMINED

3. The estate or interest in the Land described or referred to in this Commitment is fee simple.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Janet H. Herzbrun and Eric S. Herzbrun, as tenants in common

5. The Land is described as follows:

SITUATED in District 19 of Blount County, Tennessee, within the City of Maryville and being all of Unit 3 of THE RIDGE CLUB as shown by Declaration of Condominium of record in Record Book 2464, Page 613 and Map File 3458B, in the Register's Office for Blount County, Tennessee, to which instruments specific reference is hereby made for a more particular description thereof, together with an undivided interest in the common elements and appurtenances as shown in the Declaration of Condominium and on the recorded map referenced herein.

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ORT Form 4690 A 8-1-16

Schedule A

ALTA Commitment for Title Insurance

Old Republic National Title Insurance Company

Schedule B-I

ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Warranty Deed from Janet H. Herzbrun and Eric S. Herzbrun TO TO BE DETERMINED must be properly executed and recorded in the Register's Office for Blount County, Tennessee.

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Schedule B-II

ALTA COMMITMENT

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:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. 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.
3. Rights and claims of parties in possession.
4. Mechanic's, Contractor's or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
6. Liens, encumbrances, or claims thereof, which are not shown by the public record.
7. Subject to restrictions, easements, etc. of record in Map File 3109A, Map File 3458B, Warranty Deed Book 534, Page 562 and Fumes Easement in Warranty Deed Book Vol. 201, Page 309, Warranty Deed Book Vol. 201, Page 315, and Warranty Deed Book Vol. 201, Page 118, and an exclusive Easement over that portion of the parking lot located on subject property as shown in Map File 3458B, of in the Register's Office for Blount County, Tennessee.
8. Subject to Declaration of Condominium for the Ridge Club of record in Record Book Vol. 2464, Page 613 as supplemented in Record Book Vol. 2464, Page 655, and Misc. Record Book Vol. 99, Page 298, of record in the Register's Office for Blount County, Tennessee.
9. Conveyed herewith is a 30 foot permanent Easement for ingress and egress as shown in Map File 3109A, in the Register's Office for Blount County, Tennessee.
10. Conveyed herewith and this conveyance is made subject to asphalt cart paths as shown in Map Files 3458B and 3109A, in the Register's Office for Blount County, Tennessee.
11. Conveyed herewith and this conveyance is made subject to a 12 foot Waterline Easement and an Electric Easement as shown by plat referenced herein, in the Register's Office for Blount County, Tennessee.
12. Conveyed herewith and this conveyance is made subject to a Grant of Easement in Record Book Vol. 2449, Page 2734, in the Register's Office for Blount County, Tennessee.
13. 2020 taxes are a lien not yet due and payable.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Phyllis Lee Crisp, Register
Blount County Tennessee

Rec #: 504670	Instrument #: 782986
Rec'd: 10.00	Recorded
State: 0.00	12/5/2016 at 2:25 PM
Clerk: 0.00	in
Other: 2.00	Record Book 2468 Pgs 2806-2807
Total: 12.00	

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THIS INSTRUMENT PREPARED BY COSTNER & GREENE, ATTYS., 315 HIGH STREET,
MARYVILLE, TENNESSEE 37804 BY: STEVEN J. GREENE C&G-7883
PART OF CLT #68-4.02 Dp/

QUIT CLAIM DEED

THIS INDENTURE, made this 30th day of NOVEMBER, A.D. 2016,
between

CHARLES R. HEADRICK, unmarried, of Blount County, Tennessee,
First Party

and

**JANET H. HERZBRUN and ERIC S. HERZBRUN, AS TENANTS IN COMMON
AND NOT AS TENANTS BY THE ENTIRETY,** of Blount County, Tennessee,
Second Party

WITNESSETH: that said First Parties, for and in consideration of
the sum of ONE DOLLAR (\$1.00) and other good and valuable
considerations, to us in hand paid by Second Parties, the receipt of
which is hereby acknowledged, have bargained, sold, remised, released
and quitclaimed, and does hereby bargain, sell, remise, release and
quitclaim unto the said Second Parties the following described
premises, to wit:

SITUATED in District No. 19 of Blount County, Tennessee, within the
City of Maryville and being all of Unit 3 of THE RIDGE CLUB as shown
by Declaration of Condominium of record in Record Book 2464, Page 613
and Map File 3458B in the Register's Office for Blount County,
Tennessee, to which instruments specific reference is hereby made for
a more particular description thereof; together with an undivided
interest in the common elements and appurtenances as shown in the
Declaration of Condominium and on the recorded map referenced herein.

NO NEW BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE.

THIS CONVEYANCE is made subject to applicable restrictions,
conditions, easements, etc. of record in the Register's Office for
Blount County, Tennessee, and including but not limited to Map File
3109A, Map File 3458B, Record Book 2464, Page 613 and Record Book
2464, Page 655 in said Register's Office.

FOR SOURCE OF TITLE see deed of record in Record Book 2468,
Page 2804 in the Register's Office for Blount County,
Tennessee.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE
PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE OR ANY ZONING
REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE
VALIDITY OF THE FORM OF THIS INSTRUMENT.

OWNER & TAXPAYER: JANET H. HERZBRUN & ERIC S. HERZBRUN

2317 Old Niles Ferry Rd.
Maryville, TN 37803

Whenever in this instrument a pronoun is used it shall be
construed to represent either singular or plural, as the case may
demand.

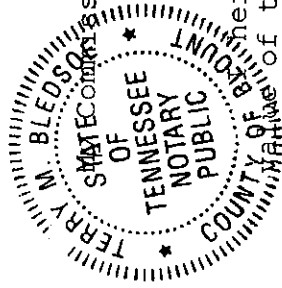
IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Charles R. Headrick
CHARLES R. HEADRICK, unmarried

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES R. HEADRICK**, the within named bargainer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of December, 2016.



My Commission expires: 2-28-2017
Terry Bledsoe
Notary Public

I hereby swear or affirm that the actual consideration or true amount of this transfer, whichever is greater, is \$ 100.

Affiant: Charles R. Headrick

Subscribed and sworn to before me this the 1st day of December, 2016.

Terry Bledsoe
Notary Public

My Commission expires: 2-28-2017

