

CERTIFICATE OF TITLE EXAMINATION

This title examination is certified for the sole and exclusive use of:
TARGET AUCTION COMPANY

I certify to you that I have examined the records of Sevier County, Tennessee, and have found no defects in title or encumbrances arising since that date except those set forth below. This certification does not cover parties in possession, deficiencies in quantities of land, boundary line disputes, roadways, unrecorded liens, unrecorded easements, zoning ordinances and governmental regulations, accuracy of the index books of the Register's Office, matters which would be disclosed by an on the ground survey of the premises, undisclosed heirs, fraud or forgery in connection with any of the instruments in the chain of title, mental incompetence, marital rights (spouse or former spouse of past owners not revealed in the instrument), instruments executed by minors or unauthorized corporate officials.

CURRENT OWNERS: FAST AND EASY FOOD STORES, INC.

ACQUIRED FROM: LOT 19- E. Shane Patterson by Warranty Deed dated July 27, 2011 and of record in Book 3767, Page 631 in the Register's Office of Sevier County, Tennessee.

LOTS 15 AND 18-Edsel H. Ball and wife, Shirley A. Ball by Warranty Deed dated September 2, 2011 and of record in Book 3789, Page 796 in the Register's Office of Sevier County, Tennessee.

DESCRIPTION:

LOT 19

SITUATE in the First (1st) Civil District of Sevier County, Tennessee and being **LOT 19 OF THE SAM C. AND KATE HUFF PROPERTY** as the same is shown by plat of record in Large Map Book 10, Page 11 in the Register's Office of Sevier County, Tennessee, to which plat specific reference is here made for a more particular description and as shown on survey of Eddy R. Garrett, RLS #1544, Garrett & Associates, 4839 Shady Road, Strawberry Plains, TN 3787, Telephone No. 865-933-5622.

LOTS 15 AND 18

SITUATE in the First (1st) Civil District of Sevier County, Tennessee and being **LOTS 15 AND 18 OF THE SAM C. AND KATE HUFF PROPERTY** as the same is shown by plat of record in Large Map Book 10, Page 11 in the Register's Office of Sevier County, Tennessee, to which plat specific reference is here

made for a more particular description and as shown on survey of Eddy R. Garrett, RLS #1544, Garrett & Associates, 4839 Shady Road, Strawberry Plains, TN 3787, Telephone No. 865-933-5622.

ENCUMBRANCES: NONE OF RECORD.

TAXES: Sevier County Taxes have been paid through 2018 in the amount of \$61.00 (Lot 15); \$300.00 (Lot 18) and \$374.00 (Lot 19).

Taxes for 2019 will become due and payable October 1, 2019.

Tax Map 077 Parcels 072.02, 072.05 and 072.06.

EXCEPTIONS: NONE.

RESTRICTIONS: Subject to the restrictions, easements, rights of way, map notes, matters of survey and building set back lines of record in Deed Book 142, Page 347; Large Map Book 10, Page 11; Map Book 7, Page 9; Warranty Deed Book 144, Page 316; Book 3765, Page 359; Book 3767, Page 631 and Book 3789, Page 796, all in the Register's Office of Sevier County, Tennessee.

My Examination of the property records of Sevier County, Tennessee, pertaining to the above described property was concluded on the 28th day of March, 2019 at 8:00 a.m.

HOMETOWN TITLE, LLC

BY:



Andrew E. Farmer, Attorney