



3 BR, 2 BA, 1,540± sq ft Home on 1± Acre in Tullahoma, TN

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Tax Information



Tuesday, May 21, 2019

LOCATION

Property Address 627 Warner Smith Rd
Tullahoma, TN 37388-7022

Subdivision

County Moore County, TN

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family

Improvement Type Single Family

Square Feet 1540

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 024 008.02

Special Int 000

Alternate Parcel ID

Land Map 024

District/Ward 11

2010 Census Trct/Blk 9301/1

Assessor Roll Year 2018



CURRENT OWNER

Name Chaput Rebecca J

Mailing Address 627 Warner Smith Rd
Tullahoma, TN 37388-7022

SALES HISTORY THROUGH 04/22/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
4/11/2019	\$1	Chaput Rebecca J		Quit Claim Deed		D79/247 19000367
4/4/1996	\$58,000	Chaput Donald Etux Rebecca % Trans Financial Mort		Warranty Deed		54/469
8/7/1993	\$38,000	McGee Dwight		Warranty Deed		51/621
12/28/1988	\$45,000	Cunningham Clarence Etux Debra		Warranty Deed		47/280

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018		
Appraised Land	\$17,500	Assessed Land		Moore	2.26
Appraised Improvements	\$84,800	Assessed Improvements			
Total Tax Appraisal	\$102,300	Total Assessment	\$25,575		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018		\$578.00	\$578.00
2017		\$677.74	\$677.74

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Tax Information



Property Report for 627 WARNER SMITH RD. cont.

2016	\$565.78	\$565.78
2015	\$518.81	\$518.81
2014	\$518.81	\$518.81
2012	\$497.46	\$497.46

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units	
Year Built	1988	Effective Year	1988	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	1,540				
Building Square Feet (Living Space)			Building Square Feet (Other)		
Base 1540			Open Porch Finished 126		

- CONSTRUCTION

Quality	Average	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Below Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Package
Exterior Wall	Siding Above Avg	Heat Type	Heat Package
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	6

- OTHER

Occupancy	Occupied	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions	
Block/Lot		Lot Square Feet	43,560
Latitude/Longitude	35.308710°/-86.282235°	Acreage	1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable
Sewer Source	Private	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	11

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Tax Information



Property Report for 627 WARNER SMITH RD. cont.

Description

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47127C0095D	09/29/2010

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Title Opinion and Exhibit A



TITLE OPINION

File No. 0519-9895

McLemore Auction Company, LLC
470 Woodycrest Avenue
Nashville, NT 37210

RE: 627 Warner Smith Road, Tullahoma, Tennessee, 37388

Dear Sir/Madam:

The undersigned does hereby certify that an examination has been made of the public records in the Register's Office of Moore County, Tennessee, relating to the title of the hereinbelow described real property. Said examination covers a period of not less than twenty-five years through **May 29, 2019, at 11:11 a.m.** Subject to the exceptions hereinbelow noted, fee simple title to said real property is vested in **Rebecca Chaput**.

PROPERTY DESCRIPTION:

A certain tract or parcel of real property located in the 11th Civil District of Moore County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Smith Road and 15 feet in an Easterly direction from the center line thereof, which point of beginning is in Frazier's Southwest corner; thence along Frazier's South line S 78 deg. 10 min. E 250.80 feet to an iron pin found; thence S 1 deg. 34 min. W 165.0 feet to an iron pin found; thence N 85 deg. 12 min. W 237.4 feet to an iron pin found in the Easterly margin of Smith Road and 15 feet east of the Center line thereof; thence with the Easterly margin of Smith Road, N deg. 18 min. W 196.60 feet to the point of beginning, containing 1 acre according to a survey by Richard M. Raper, 102 Meadowbrook Lane, Tullahoma, TN 37388, TRLS# 1063, dated March 29, 1996.

Being the same property conveyed to Donald E. Chaput, III, and wife, Rebecca Chaput by deed dated April 5, 1996, recorded April 20, 1996 in Deed Book 54, Page 469, Register's Office of Moore County, Tennessee. Donald E. Chaput, III, conveyed his interest in the property to Rebecca J. Chaput, by deed dated April 11, 2019, recorded April 17, 2019, in Deed Book 79, Page 247, Register's Office of Moore County, Tennessee.

Title to this property is subject to the following exceptions and/or encumbrances:

TAXES:

2018 Moore County property taxes are **paid** in the amount of **\$578.00**. 2019 and subsequent Moore County property taxes constitute a lien on the property, however, same are not yet due or owing. (Tax ID# 024-008.02).

Pursuant to Tennessee Code Annotated 67-5-603, et seq., if improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed. The undersigned assumes no liability for taxes assessed by correction pursuant to the provisions of said statute.

DEED(S) OF TRUST:

Title Opinion and Exhibit A



NONE

EASEMENTS/RESTRICTIONS/OTHER ENCUMBRANCES:

Judgment in the amount of **\$1970.29** against Donald E. Chaput, in favor of **Capital One Bank N. A.**, dated June 4, 2018, recorded June 29, 2018, in Book M12, Page 103, Register's Office of Moore County, Tennessee.

Waterline Easement in favor of Metro Moore County, Tennessee, of record in Deed Book 66, Page 474, Register's Office of Moore County, Tennessee.

OTHER EXCEPTIONS:

1. Any fact an accurate survey might reveal.
2. Rights of the public in and over public roads and easements running through said land.
3. Rights of parties in possession.
4. Easements for water, gas, electric transmission lines, or any other utility.
5. Unresolved boundary line disputes.
6. Unrecorded mechanics' and materialmen's liens.
7. Unsettled estates.
8. Undisclosed heirs in the chain of title or marital interest of the spouse(s) of present and past owners which are not revealed in instruments of record.
9. Mental incompetence of any grantor(s) or grantee(s) in the chain of title.
10. Marital rights of spouse(s) or former spouse(s) of current or former owner(s) not revealed in the instruments in the chain of title.
11. Any instrument executed by a minor.
12. Lack of corporate capacity of any grantor or grantee in the chain of title.
13. Easements for entry to graveyards and that portion of said property embraced within the bounds of graveyards.

14. Any facts that would be revealed by examination of the records of State Courts, Federal District Courts, or Federal Bankruptcy Courts.
15. Federal or state tax liens not of record in the Register's Office of Moore County, Tennessee.
16. Any liens resulting from delinquent spousal and/or child support.
17. Any lien resulting from the emission or presence of hazardous waste and in favor of the State of Tennessee or The United States of America, or any agency thereof.
18. Accuracy of indices and records of the Assessor of Property, Trustee, Clerk & Master, and Register's Office of said county.
19. Any security interest or liens taken under the Uniform Commercial Code.
20. Any rights other parties may have acquired by adverse possession.

The preparer of this title report makes no representations with regard to facts not apparent from examination of the records of the Register's Office of Moore County, Tennessee, including unrecorded documents, improprieties, incompetence, fraud, or identity or rights of parties who may be in possession but are not shown by public record in said office. No representation is made with regard to the applicable city and/or county zoning ordinances now affecting or as may later affect the subject real property. Further, no representations are made as to facts that may be revealed by inspection of the premises. Preparer's liability extends only to that dollar amount remitted for this opinion and is not warranted beyond that amount.

Sincerely,

A handwritten signature in black ink, appearing to be "RSP:kps", written over a horizontal line.

RSP:kps



EXHIBIT "A"

A certain tract or parcel of real property located in the 11th Civil District of Moore County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a point in the easterly margin of Smith Road and 15 feet in an Easterly direction from the center line thereof, which point of beginning is in Frazier's Southwest corner; thence along Frazier's South line S 78 deg. 10 min. E 250.80 feet to an iron pin found; thence S 1 deg. 34 min. W 165.0 feet to an iron pin found; thence N 85 deg. 12 min. W 237.4 feet to an iron pin found in the Easterly margin of Smith Road and 15 feet east of the Center line thereof; thence with the Easterly margin of Smith Road, N deg. 18 min. W 196.60 feet to the point of beginning, containing 1 acre according to a survey by Richard M. Raper, 102 Meadowbrook Lane, Tullahoma, TN 37388, TRLS# 1063, dated March 29, 1996.

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