



Copyright 2020 - McLemore Auction Company



8.18± Acres in Giles County, TN

Table of Contents




Auction Sales Map..... **1**

Survey **2**

Warranty Deed **3**

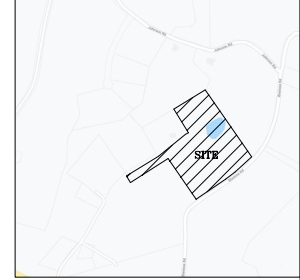
Legal Description..... **5**

Title Commitment..... **6**

Video ..... **13**



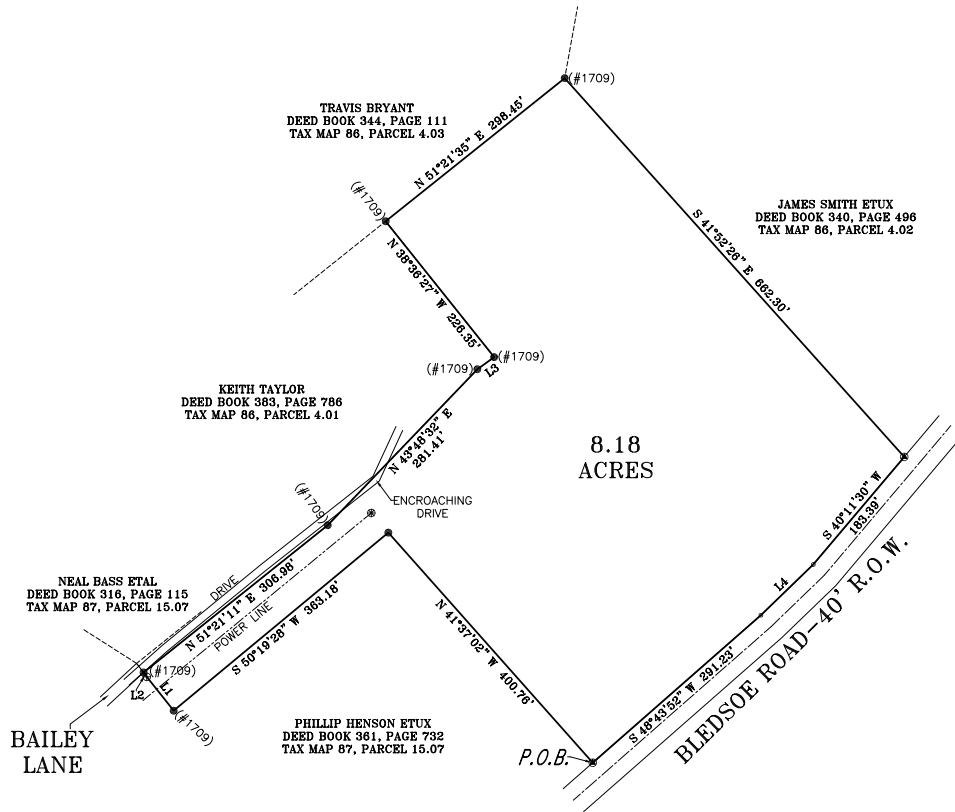
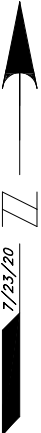
CARROLL LAND SURVEYING
495 EAST MAIN STREET, SUITE 1
HOHENWALD, TN 38462
PHONE: (931)796-1654
FAX: (931)796-1651
EMAIL: csurvey@bellsouth.net



VICINITY MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N 38°28'59" W	56.25'
L2	N 35°46'44" W	7.66'
L3	N 54°12'00" E	26.97'
L4	S 45°59'25" W	94.97'

DEED BOOK 383, PAGE 786
7/23/20



BAILEY
LANE

NEAL BASS ETAL
DEED BOOK 316, PAGE 115
TAX MAP 87, PARCEL 15.07

KEITH TAYLOR
DEED BOOK 383, PAGE 786
TAX MAP 86, PARCEL 4.01

TRAVIS BRYANT
DEED BOOK 344, PAGE 111
TAX MAP 86, PARCEL 4.03

JAMES SMITH ETUX
DEED BOOK 340, PAGE 496
TAX MAP 86, PARCEL 4.02

PHILLIP HENSON ETUX
DEED BOOK 361, PAGE 732
TAX MAP 87, PARCEL 15.07

8.18
ACRES

P.O.B.

BLDSOE ROAD-40' R.O.W.

LEGEND

- = UTILITY POLE
- = IRON PIN FOUND
- = MAG NAIL

CERTIFICATION

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG. NO. 1335

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 338, PAGE 831, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ HERBERT R. MARSHALL _____

DATE _____ NANCY W. MARSHALL _____



0 100 200 300

SURVEY FOR HERBERT MARSHALL ETUX

SCALE: 1" = 100' APPROVED BY: _____ DRAWN BY: INDICA CLUCK
DATE: 7/23/20 KENNETH CARROLL REVISED: / /
7TH CIVIL DISTRICT - GILES COUNTY, TN
REF: DEED BOOK 338, PAGE 831
TAX MAP 86, PARCEL 4.04
JOB NAME: CORB120-2
(JC)



Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

BK/PG: D383/786-789
20125320

4 PGS:AL-DEED	
TAMMY BATCH: 67455	02/11/2020 - 02:40 PM
VALUE	156000.00
MORTGAGE TAX	0.00
TRANSFER TAX	577.20
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	600.20

STATE OF TENNESSEE, GILES COUNTY
TAMMY HELTON
REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **John Corbin, Michael Hannock aka Michael Hammock and Todd Wiencek**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Taylor S. Keith, a single woman**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land lying in the Seventh (7th) Civil District of Giles County, Tennessee and more particularly described as follows:

See Exhibit "A" and Exhibit "B" for Legal Description.

Map: 86, Parcel: 4.01

Property Address: 488 Bailey Lane, Pulaski, Tennessee 38478

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Giles County, Tennessee Register of Deeds office.

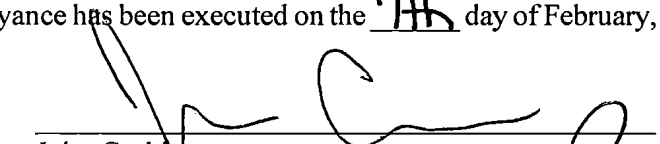
TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

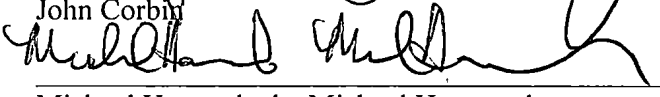
FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.


20125320

TITLE AND ESCROW LLC
P.O. BOX 278
PICKUP
LAWRENCEBURG TN 38464

IN WITNESS WHEREOF, this conveyance has been executed on the 7th day of February, 2020.


John Corbin


Michael Hannock aka Michael Hammock

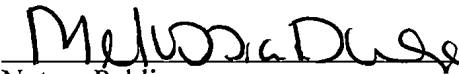

Todd Wiencek

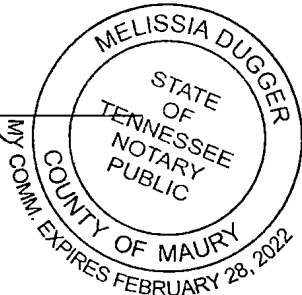
STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, John Corbin, Michael Hannock aka Michael Hammock and Todd Wiencek, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of February, 2020.

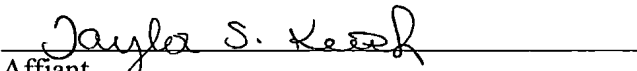
My commission expires:
02/28/22


Notary Public




STATE OF TENNESSEE
COUNTY OF Giles

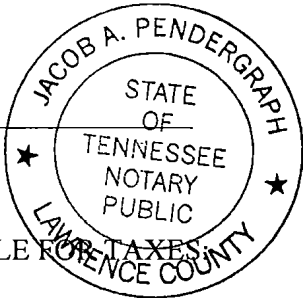
I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$156,000.00**.


Affiant

Subscribed and sworn to before me, this 7th day of February, 2020.

My commission expires:
02/22/21


Notary Public



NEW PROPERTY OWNERS:

Taylor S. Keith
488 Bailey Lane
Pulaski, Tennessee 38478

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

CORB120_2

HERBERT MARSHALL ETUX
8.18 ACRES

BEING AND LYING IN THE 7TH CIVIL DISTRICT OF GILES COUNTY,
TENNESSEE AND LYING NORTH OF AND ADJACENT TO BLEDSOE ROAD,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A MAG NAIL ON THE NORTH R.O.W. OF BLEDSOE ROAD; SAID MAG NAIL BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE EAST BOUNDARY OF PHILLIP HENSON ETUX; Thence LEAVING SAID ROAD WITH HENSON, N 41°37'02" W For A Distance Of 400.76' IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF CORNER OF HENSON; Thence CONTINUING WITH HENSON, S 50°19'28" W For A Distance Of 363.18' To A IRON PIN FOUND (#1709); Thence N 38°28'59" W For A Distance Of 56.25' To A IRON PIN SET; Thence N 35°49'44" W For A Distance Of 7.08' To A IRON PIN FOUND (#1709) ON THE SOUTH EDGE AND END OF BAILEY LANE; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF KEITH TAYLOR, AND THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence LEAVING BAILEY LANE AND HENSON WITH TAYLOR, N 51°21'11" E For A Distance Of 306.98' To A IRON PIN FOUND (#1709); Thence N 43°48'32" E For A Distance Of 281.41' To A IRON PIN FOUND (#1709); Thence N 54°12'00" E For A Distance Of 26.97' To A IRON PIN FOUND (#1709); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF TAYLOR; Thence CONTINUING WITH TAYLOR, N 38°36'27" W For A Distance Of 226.35' To A IRON PIN FOUND (#1709); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF TAYLOR, THE SOUTH BOUNDARY OF TRAVIS BRYANT, AND THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence WITH BRYANT, N 51°21'35" E For A Distance Of 298.45' To A IRON PIN FOUND (#1709); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE WEST BOUNDARY OF JAMES SMITH ETUX; Thence WITH SMITH, S 41°52'26" E For A Distance Of 662.30' To A MAG NAIL ON THE NORTH R.O.W. OF BLEDSOE ROAD; SAID MAG NAIL BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF SMITH; Thence LEAVING SMITH WITH THE WEST R.O.W. OF SAID ROAD, S 40°11'30" W For A Distance Of 183.39' To A POINT; Thence S 45°59'25" W For A Distance Of 94.97' To A POINT Thence S 48°43'52" W For A Distance Of 291.23' To The Point Of Beginning And Containing 8.18 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, JULY 23, 2020.

BEING THE SAME PROPERTY AS CONVEYED TO HERBERT MARSHALL ETUX AS RECORDED IN DEED BOOK 338, PAGE 831, IN THE REGISTER'S OFFICE OF GILES COUNTY, TENNESSEE.

Title Commitment



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

Giles Title & Escrow Services, LLC
203 North 1st Street
Pulaski, TN 38478

Authorized Signatory

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



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.

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.

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

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>.

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.

ORT Form 4890 8-1-16
ALTA Commitment for Title Insurance



SCHEDULE A ALTA COMMITMENT

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401

File Number: 2020298

Commitment Number: 2020298

1. Commitment Date: September 8, 2020 at 08:00 AM
2. Policy to be issued: Amount
 - (a) X ALTA Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:
TBD
 - (b) ALTA Loan Policy
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date vested in:
Herbert R. Marshall and wife, Nancy W. Marshall by Quitclaim Deed dated April 28, 2009 from Neal Bass a ½ undivided interest and James I. Greene, LLC a ½ undivided interest, of record in Deed Book 338, Page 831, Register's Office of Giles County, Tennessee. The said Herbert R. Marshall having since died leaving Nancy W. Marshall sole owner as surviving tenant.
5. The Land is described as follows:
SEE SCHEDULE C ATTACHED HERETO

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.

ORT Form 4720 A 8-1-16
Schedule A
ALTA Commitment for Title Insurance
Old Republic National Title Insurance Company

(2020298.PFD/2020298/2)





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.
5. A lien of the general taxes for the year 2019 Ad Valorem County Taxes in the amount of \$950.00 is paid in full. The estimated 2020 Ad Valorem County Taxes in the amount of \$222.00 will become due and payable on October 1, 2020. (Map 086, Parcel 004.04)
6. Sale of property must comply with Orders of Chapter 7 Bankruptcy of Nancy Whitt Marshall Case No. 19-00710-RM1-7 with Michael Gigandet, Trustee.

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.

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

(2020298.PFD/2020298/2)





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, any shortages in area, 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. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
8. Title to that portion of subject property embraced within the bounds of any street, roads or highways.
9. No insurance is afforded as to the acreage or square footage contained in the insured property.
10. Subject to right-of-way to Bailey Lane.
11. Subject to right-of-way to Bledsoe Road.
12. Subject to Encroaching Drive as shown on Survey for Herbert Marshall etux by Kenneth Carroll dated 7/23/2020.
13. Subject to overhead Power Lines as shown on Survey for Herbert Marshall etux by Kenneth Carroll dated 7/23/2020.

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.

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

(2020298.PFD/2020298/2)





Schedule C ALTA COMMITMENT

The Land referred to in this Commitment is described as follows:

BEING AND LYING IN THE 7TH CIVIL DISTRICT OF GILES COUNTY, TENNESSEE AND LYING NORTH OF AND ADJACENT TO BLEDSOE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A MAG NAIL ON THE NORTH R.O.W. OF BLEDSOE ROAD; SAID MAG NAIL BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE EAST BOUNDARY OF PHILLIP HENSON ETUX; Thence LEAVING SAID ROAD WITH HENSON, N 41°37'02" W For A Distance Of 400.76' IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF CORNER OF HENSON; Thence CONTINUING WITH HENSON, S 50°19'28" W For A Distance Of 363.18' To A IRON PIN FOUND (#1709); Thence N 38°28'59" W For A Distance Of 56.25' To A IRON PIN SET; Thence N 35°49'44" W For A Distance Of 7.08' To A IRON PIN FOUND (#1709) ON THE SOUTH EDGE AND END OF BAILEY LANE; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF KEITH TAYLOR, AND THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence LEAVING BAILEY LANE AND HENSON WITH TAYLOR, N 51°21'11" E For A Distance Of 306.98' To A IRON PIN FOUND (#1709); Thence N 43°48'32" E For A Distance Of 281.41' To A IRON PIN FOUND (#1709); Thence N 54°12'00" E For A Distance Of 26.97' To A IRON PIN FOUND (#1709); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF TAYLOR; Thence CONTINUING WITH TAYLOR, N 38°36'27" W For A Distance Of 226.35' To A IRON PIN FOUND (#1709); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF TAYLOR, THE SOUTH BOUNDARY OF TRAVIS BRYANT, AND THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence WITH BRYANT, N 51°21'35" E For A Distance Of 298.45' To A IRON PIN FOUND (#1709); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE WEST BOUNDARY OF JAMES SMITH ETUX; Thence WITH SMITH, S 41°52'26" E For A Distance Of 662.30' To A MAG NAIL ON THE NORTH R.O.W. OF BLEDSOE ROAD; SAID MAG NAIL BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF SMITH; Thence LEAVING SMITH WITH THE WEST R.O.W. OF SAID ROAD, S 40°11'30" W For A Distance Of 183.39' To A POINT; Thence S 45°59'25" W For A Distance Of 94.97' To A POINT Thence S 48°43'52" W For A Distance Of 291.23' To The Point Of Beginning And Containing 8.18 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, JULY 23, 2020.

Being the same property conveyed to Herbert R. Marshall and wife, Nancy W. Marshall by Quitclaim Deed dated April 28, 2009 from Neal Bass a ½ undivided interest and James I. Greene, LLC a ½ undivided interest, of record in Deed Book 338, Page 831, Register's Office of Giles County, Tennessee.





8 + wooded acres

Pulaski, TN