



2.298± Acre Building Lot with Existing Home in Brentwood, TN



(615) 517-7675



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Last Revised and Published on 24/11/20 at 2:54 PM

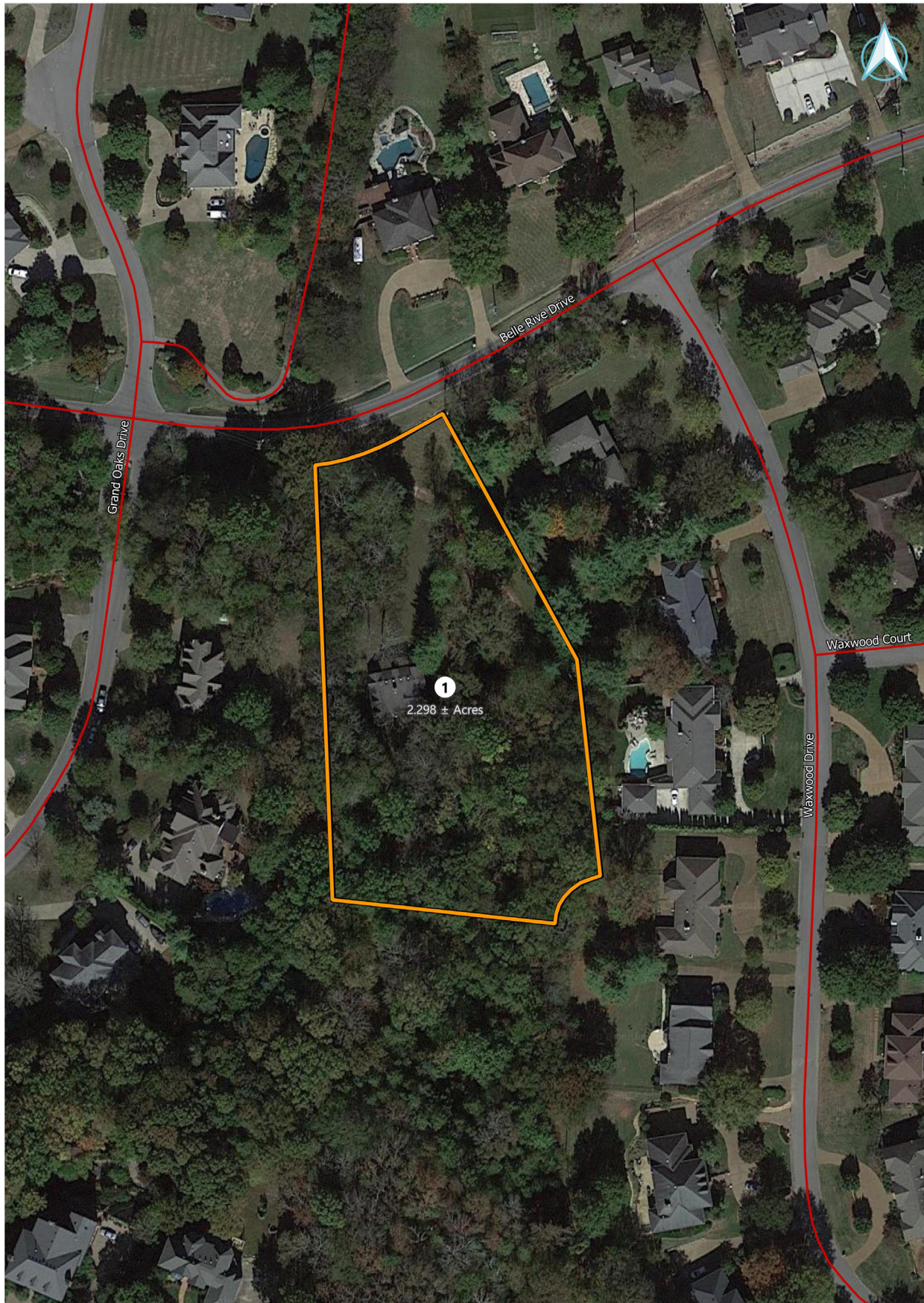
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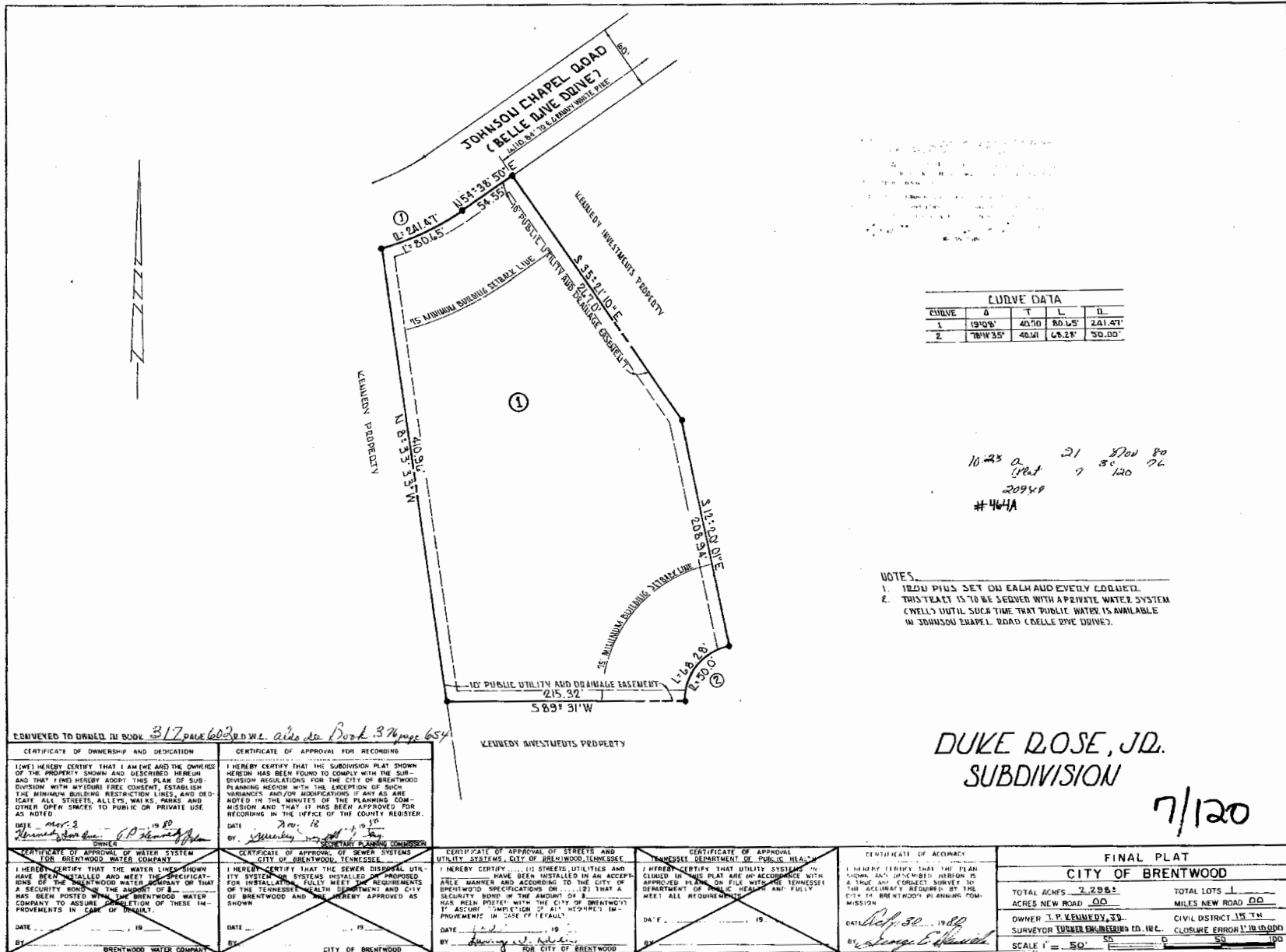
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Auction Sales Map



Duke Rose Jr. Subdivision Plat



Tax Information



Monday, November 09, 2020

LOCATION

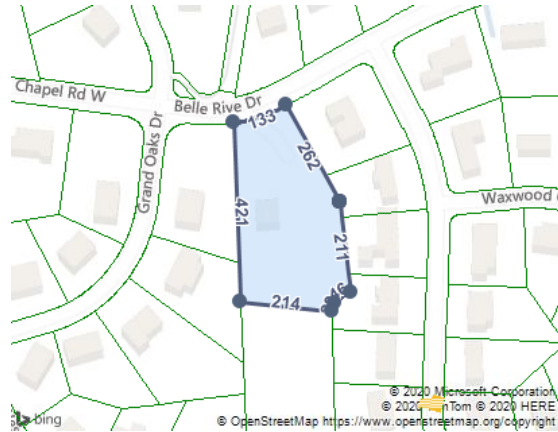
Property Address	6301 Belle Rive Dr Brentwood, TN 37027-5663
Subdivision	Rose Duke
County	Williamson County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	Single Family
Square Feet	2867

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	012 021.06
Special Int	000
Alternate Parcel ID	
Land Map	012
District/Ward	086
2010 Census Trct/Blk	503.03/2
Assessor Roll Year	2020



CURRENT OWNER

Name	Carmody Don T
Mailing Address	6301 Belle Rive Dr Brentwood, TN 37027-5663

SALES HISTORY THROUGH 10/29/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/23/2015		Carmody Don T	Carmody Don T	Quit Claim Deed		6867/960 16039692
8/30/2006		Carmody Don T	Carmody Sara A			4047/127
8/30/2006		Carmody Sara A	Loftn LLC			4047/125
6/25/2004	\$559,000	Loftn LLC	Wilson Randall	Accepted Warranty Deed Sale		3277/109
2/15/2002	\$292,000	Wilson Randall	Rose Duke J Jr	Accepted Warranty Deed Sale		2389/283
1/1/1980	\$13,788	Rose Duke J Jr		Non-Qualfd Warranty Deed Sale		378/220

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020	Brentwood	0.36
Appraised Land	\$340,200	Assessed Land	\$85,050	Williamson	2.22
Appraised Improvements	\$410,300	Assessed Improvements	\$102,575		
Total Tax Appraisal	\$750,500	Total Assessment	\$187,625		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
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Tax Information



Property Report for 6301 BELLE RIVE DR. cont.

2019	\$675.45	\$4,165.28	\$0	\$4,840.73
2018	\$675.45	\$4,033.94	\$0	\$4,709.39
2017	\$675.45	\$3,996.41	\$0	\$4,671.86
2016	\$675.45	\$3,940.13	\$0	\$4,615.58
2015	\$657.69	\$3,378.14	\$0	\$4,035.83
2014	\$657.69	\$3,378.14	\$0	\$4,035.83
2013	\$657.69	\$3,378.14	\$0	\$4,035.83

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
03/16/2010	\$569,207	Carmody Don T Carmody Sara A	Regions Bank	5025/735 10008944
09/03/2004	\$550,000	Loftn LLC	Regions Bank	3372/398 04046953
06/25/2004	\$550,000	Loftn LLC	Regions Bank	3277/111 04029583
07/01/2003	\$420,000	Wilson James R Wilson Valerie L	Fifth Third Bank	2920/809 560269
09/27/2002	\$125,000	Wilson Randall Wilson Valerie	Suntrust Bank	2651/47 512351
09/03/2002	\$416,250	Wilson J R Wilson Randall	Fifth Third Bank	2551/426 494736
03/01/2002	\$49,579	Wilson J Randall Wilson Valerie L	Bank Of America	2579/828 499885
07/18/1997	\$100,000	Rose Duke J Jr Etux	Union Planters Bank	1549/84

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units
Year Built	1981	Effective Year	1994	Stories 2
BRRs		Baths	F H	Rooms
Total Sq. Ft.	2,867			
Building Square Feet (Living Space)		Building Square Feet (Other)		
		Basement (finished) 564		

- CONSTRUCTION

Quality	Roof Framing	
Shape	Roof Cover Deck	Asphalt Shingles
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	
Foundation	Interior Finish	
Floor System	Air Conditioning	Central
Exterior Wall	Heat Type	Central
Structural Framing	Bathroom Tile	
Fireplace	Plumbing Fixtures	6

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
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Property Report for 6301 BELLE RIVE DR. cont.


Paving	3000	2006	AVERAGE				
Misc	256	2002	AVERAGE				
PROPERTY CHARACTERISTICS: LOT							
Land Use	Residential	Lot Dimensions					
Block/Lot	/1	Lot Square Feet	99,752				
Latitude/Longitude	36.029996°/-86.835999°	Acreage	2.29				
PROPERTY CHARACTERISTICS: UTILITIES/AREA							
Gas Source	Road Type Topography District Trend Special School District 1 Special School District 2						
Electric Source							
Water Source							
Sewer Source							
Zoning Code							
Owner Type							
SHORT TERM RENTAL OPPORTUNITY							
Annual Revenue	0	Average Daily Rate	0	Occupancy Rate	0	No short-term rental information was found for this parcel	
LEGAL DESCRIPTION							
Subdivision	Rose Duke		Plat Book/Page		7/120		
Block/Lot	/1		District/Ward		086		
Description	Subd Rose Duke Pb 7 Pg 120 Lot 0001						
FEMA FLOOD ZONES							
Zone Code	Flood Risk	BFE	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.	47187C0089F		09/29/2006	

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Title Commitment



 First American Commitment	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: 2040-4969384
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COMMITMENT FOR TITLE INSURANCE
Issued By
FIRST AMERICAN 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 EXTRACTIONAL 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, **First American Title Insurance Company**, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

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.

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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; and
- (f) Schedule B, Part II—Exceptions.

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

Arbitration provision intentionally removed.


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	First American	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: 2040-4969384
	Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: First Title and Escrow Company, Inc.
 ALTA Universal ID:
 Commitment Number:
 Property Address: 6301 BELLE RIVE DRIVE, BRENTWOOD,
 TN 37027

Issuing Office:
 Loan ID Number:
 Issuing Office File Number: 35790-09-2020
 Revision Number:

SCHEDULE A

1. Commitment Date: September 18, 2020 @ 8:00 AM
2. Policy to be issued:
 - (a) ☐ ALTA® Owner's Policy of Title Insurance
☐ ALTA® Homeowner's Policy
 Proposed Insured: McLemore Auction Company, LLC
 Proposed Policy Amount: \$ 0.00
 - (b) ☐ ALTA® Loan Policy of Title Insurance
☐ ALTA® Expanded Coverage Loan Policy
 Proposed Insured: A Natural Person Or Legal Entity To Be Designated, its successors and/or assigns as defined in the Conditions of the policy, as their interests may appear.
 Proposed Policy Amount: \$ 1,000.00
 - (c) ☐ ALTA® Policy
 Proposed Insured:
 Proposed Policy Amount: \$
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: Don T. Carmody, unmarried
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

First Title and Escrow Company, Inc.


By: _____
 Authorized Signatory

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 First American Schedule BI	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: 2040-4969384
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Commitment No.: 2040-4969384

SCHEDULE B, PART I

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.
 - a. Warranty Deed conveying the land from Don T. Carmody, unmarried, as a single person or joined by spouse, if married, to McLemore Auction Company, LLC.
 - b. Deed of Trust encumbering the land from McLemore Auction Company, LLC, to Trustee for the benefit of A Natural Person Or Legal Entity, in the principal amount of \$1,000.00. In connection with said Deed of Trust, we will further require:
 - 1) Production of a copy of the articles of organization and regulations, if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and regulations, and all amendments thereto, and that the limited liability company has not been dissolved;
 - 2) That said Deed of Trust shall be executed by all of the members, unless the articles of organization provides that the company shall be governed by managers, then said Deed of Trust shall be executed by all of the managers, unless said articles of organization and regulations, show no limitation on the authority of one member, or one manager, if applicable, to execute a Deed of Trust;
 - 3) Should any member, or manager, if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;
 - 4) Certificate of Organization from the Secretary of State, showing the limited liability company to have been formed prior to the date of acquisition, together with proof as to the current status of said limited liability company;
 - 5) Satisfactory evidence of compliance with all requirements regarding encumbering company property contained in the articles of organization and regulations, if adopted; and
 - 6) The Company reserves the right to make such further requirements as it deems necessary after review of any of the documentation required above.

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5. The actual value of the estate or interest to be insured must be disclosed to the Company and, subject to approval by the Company, entered as the amount of the Policy to be issued. Until the amount of the Policy to be issued shall be determined and entered as aforesaid, it is agreed by and between the Company, the applicant for this Commitment, and every person relying on this Commitment, that the Company cannot be required to approve any such evaluation in excess of \$1,000.00, and the total liability of the Company on account of this Commitment shall not exceed said amount.
6. The name(s) of the Proposed Insured under the Mortgage Policy must be furnished in order that this Commitment may become effective. The Company reserves the right to make such additional requirements as it may deem necessary.
7. Affidavit executed by current owner(s) of the land described in Schedule A on a form to be supplied by the Company which shall include, but not be limited to, a certification that (1) there are no parties in possession of the land described in Schedule A, other than the current owners; (2) no bankruptcy proceedings in any federal court, federal tax liens, state tax liens and/or judgments have been or are being filed against the owner(s); (3) there are no liens for past due taxes of any nature or any unpaid assessments of any kind; (4) there are no financing statements and no outstanding indebtedness for equipment, appliances or other fixtures attached to the land described in Schedule A; and (5) there are no matters existing, at the time of the delivery of any deed contemplated herein, which would adversely affect the ability of the owner(s) to mortgage or convey the land described in Schedule A; (6) that there have been no improvements to the insured property within the past 1 year which could give rise to a construction lien and there are no accounts or claims pending and unpaid which could constitute a lien against the insured property. The affidavit will also state that affiant has no knowledge of any natural person or legal entity who has or could have a claim or right, interest or lien adverse to the insured.
8. Execution and delivery of Notice of Availability of Title Insurance to Purchaser/Mortgagor.
9. Release of Financing Statement recorded in Book 3277, Page 109, in the Register's Office of Williamson County, Tennessee.
10. Payment, cancellation and satisfaction of record of deed of trust executed by Don T. Carmody and Sara A. Carmody, husband and wife in favor of FMLS, Inc., as trustee, to secure Regions Bank, recorded March 24, 2010 in Book 5025, Page 735, and Subordination Agreement of record in Book 5025, Page 745, in the Register's Office of Williamson County, Tennessee, in the original principal sum of \$569,207.03. Maturity Date: March 22, 2025.
11. Notice of Federal Tax Lien recorded September 6, 2017 in Book 7173, Page 770, in the Register's Office of Williamson County, Tennessee, against Don T. Carmody, for a total amount of \$478,102.08. This Notice of Federal Tax Lien appears to be against the party in our chain of title and must be discharged and cancelled of record.
12. Notice of Federal Tax Lien recorded July 31, 2018 in Book 7424, Page 196, in the Register's Office of Williamson County, Tennessee, against Don T. Carmody, for a total amount of \$187,637.00. This Notice of Federal Tax Lien appears to be against the party in our chain of title and must be discharged and cancelled of record.
13. Release of Claim of Lien in favor of David Hall, DBA One Call Home Team, recorded in Book 6502, Page 301, in the Register's Office of Williamson County, Tennessee.

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14. Proof of compliance satisfactory to the company with the provisions of the property settlement agreement confirmed pursuant to the Final Decree or Final Judgment of Dissolution of Marriage recorded in Docket No. 39788, in the Chancery Court of Williamson County, Tennessee.
15. Submission of copy of divorce decree between Sara A. Carmody and Don T. Carmody stated to have been obtained in Docket No. 39788, Chancery Court, Williamson County, State of Tennessee .
16. Satisfaction of any monetary obligations in favor of Sara A. Carmody against Don T. Carmody, stated in Docket No. 39788, recorded in Chancery Court of Williamson County, Tennessee.
17. Pay delinquent County of WILLIAMSON taxes for the year 2019 in the base amount of \$4,165.00, plus penalties and interest, for Tax Identification No. 012-021.06.
18. Pay delinquent City of BRENTWOOD taxes for the year 2019 in the base amount of \$675.00, plus penalties and interest, for Tax Identification No. 012-021.06.
19. Proof of payment of any and all Homeowners Association liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).


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 <p>First American</p> <p>Schedule BI Cntd.</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 2040-4969384</p>
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20. Note: Immediately prior to disbursement of the closing proceeds, the search of the public records must be continued from the effective date hereof. The Company reserves the right to raise such further exceptions and requirements as an examination of the information revealed by such search requires, provided, however, that such exceptions or requirements shall not relieve the Company from its liability under this Commitment arising from the matters which would be revealed by such search, to the extent that Company, or its Agents countersigning this Commitment, has disbursed said proceeds.

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 <p>First American</p> <p>Schedule BII</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 2040-4969384</p>
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Commitment No.: 2040-4969384

SCHEDULE B, PART II

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. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
4. Any encroachment, encumbrances, violations, variations, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.


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.

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 <p>First American</p> <p>Schedule BII Cntd.</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 2040-4969384</p>
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6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
8. County of WILLIAMSON taxes for the year 2020 and thereafter, not yet due and payable.
9. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
10. City of BRENTWOOD taxes for the year 2020 and thereafter, for tax parcel identification number 012-021.06, not yet due and payable.
11. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUKE ROSE, JR. SUBDIVISION, as recorded in Plat Book 7, Page(s) 120, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
12. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Note: All of the recording information contained herein refers to the Public Records of WILLIAMSON County, Tennessee, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

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First American

Notices – Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707 (claims.nic@firstam.com).


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 Exhibit A	First American	ISSUED BY First American Title Insurance Company File No:2040-4969384
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Commitment No.: 2040-4969384

The land referred to herein below is situated in the County of WILLIAMSON, State of Tennessee, and is described as follows:

Lot 1, DUKE ROSE, JR. SUBDIVISION, as shown on plat of record in Plat Book 7, Page 120, in the Register's Office, WILLIAMSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to LOFTN, LLC, by Warranty Deed from Randall Wilson and wife, Valerie Wilson, of record in Book 3277, Page 109, in the Register's Office of Williamson County, Tennessee, dated June 25, 2004 and recorded on June 28, 2004.

Being the same property conveyed to Sara A. Carmody, by Quitclaim Deed from LOFTN, LLC, of record in Book 4047, Page 125, in the Register's Office of Williamson County, Tennessee, recorded on September 21, 2006.

Being the same property conveyed to Don T. Carmody and wife, Sara A. Carmody, by Quitclaim Deed from Sara Carmody, for the purposes of creating a tenancy by the entirety, of record in Book 4047, Page 127, in the Register's Office of Williamson County, Tennessee, recorded on September 21, 2006.

Being the same property conveyed to Don T. Carmody, unmarried, by Sara Bauer, f/k/a Sara A Carmody, unmarried, of record in Book 6867, Page 960, in the Register's Office of Williamson County, Tennessee, dated June 23, 2015 and recorded on September 14, 2016.

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McLemore Auction Company, LLC is pleased to offer this 2.298± acre building lot located at 6301 Belle Rive Drive in Brentwood, TN. The property currently an existing home in need of repair or demolition with original hand hewn logs from an antique cabin. This large and gently sloping lot offers a rare opportunity to construct a new home on a large lot in an excellent, established location. The property is zoned for Scales Elementary School, Brentwood Middle School and Brentwood High School.

Williamson County Schools Information

Williamson County Schools 2020-21 School Year

[Note to Parents](#) | [Contact Us](#)

infofinder 

Search

All Grades and Schools

Search

Results for 6301 Belle Rive Dr, 37027

All

Schools

Brentwood High

5304 Murray Lane, Brentwood, TN 37027

Brentwood Middle

5324 Murray Lane, Brentwood, TN 37027

Scales Elementary

6430 Murray Ln, Brentwood, TN 37027

+

Waxwood Dr & Waxwood Ct

07-106

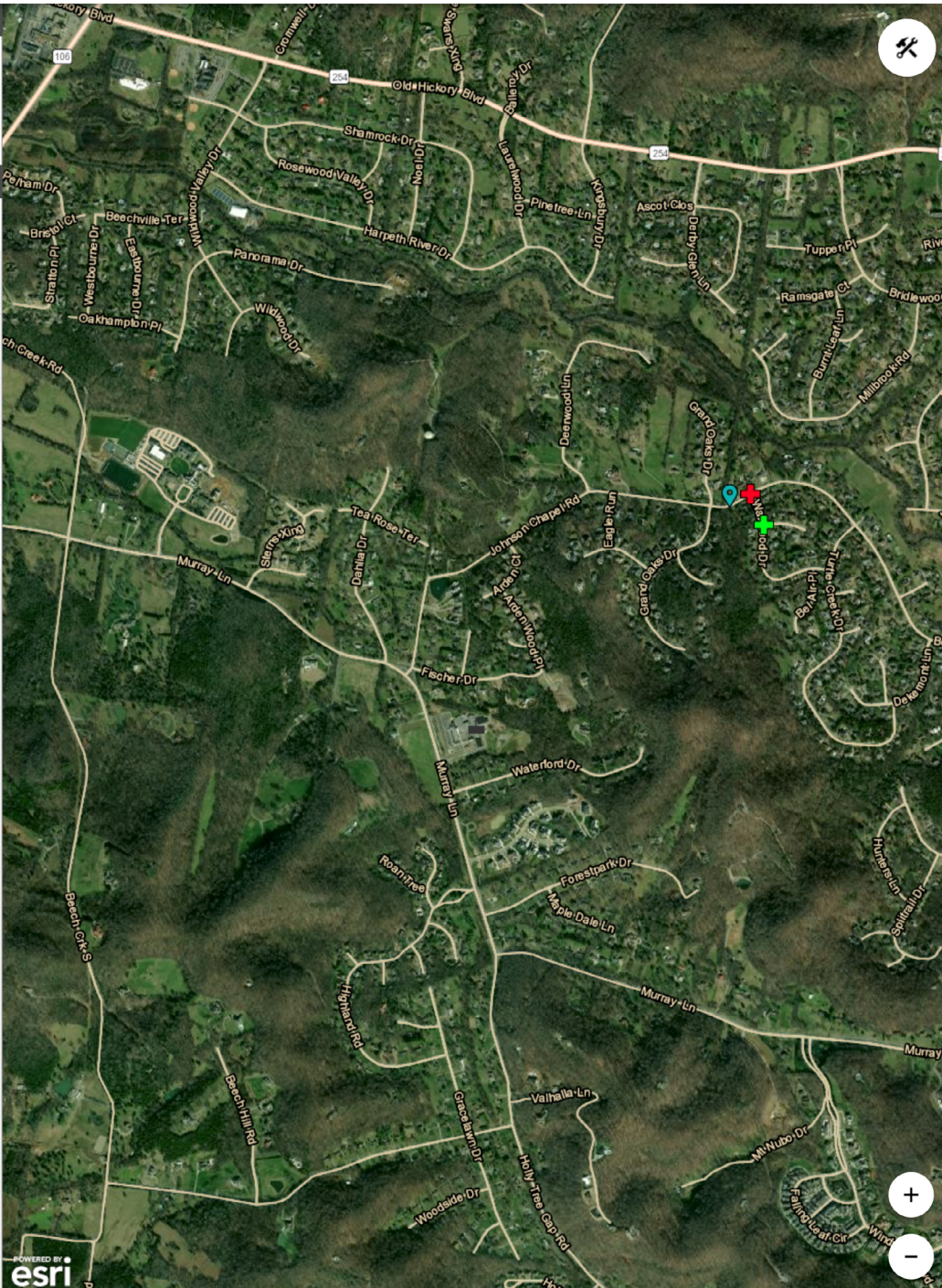
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Belle Rive Dr & Waxwood Dr


07-106


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 (615) 517-7675

 www.mcmoreauction.com

 will@mcmoreauction.com

Last Revised and Published on 24/11/20 at 2:54 PM