



**10,100± sf Commercial 2 Story Building on
0.40± Acres at Prime Location in Growing
Manchester**

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Buyer Broker Registration Form



BUYER BROKER REGISTRATION FORM

10,100± sf Commercial 2 Story Building on 0.40± Acres at Prime Location in Growing Manchester

Bidding ends Wed, Jun 16 at 12:00:00 pm

Buyer Broker Information

Broker/Agent Name: _____

Company Name: _____

Company Address: _____

City: _____ State: _____ Zip Code: _____

Broker/Agent License Number: _____

Firm License Number: _____

Firm Federal Tax Identification Number: _____

Office Phone: _____ Fax: _____

Cell Phone: _____ Email: _____

Client (Buyer/Bidder) Information

Client Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Office Phone: _____ Fax: _____

Cell Phone: _____ Email: _____

BROKER PARTICIPATION GUIDELINES

McLemore Auction Company, LLC will pay a commission of 3.00% of the high bid price of the property to any properly licensed real estate agent or broker who registers per the guidelines as outlined below and whose client is the successful purchaser of the property. This client must close on the property within the timeframe allotted in the terms and conditions of the auction.

To be entitled to any commission/referral, the Broker must:

1. Fill out the Buyer Broker Registration Form in full, including the signature of the client on the form;



Buyer Broker Registration Form



2. Submit the completed Buyer Broker Registration Form to **will@mclemoreauktion.com** via **email** before the deadline for buyer broker registration. The deadline for registration is 24 hours before the auction. McLemore Auction Company, LLC will not honor forms received after the deadline; and
3. Abide by the guidelines outlined herein.

The broker/agent, by placing his or her signature below, certifies, agrees and acknowledges that:

1. He or she will not claim any exceptions to the procedures outlined in this document;
2. No oral registration will qualify him or her for commission;
3. His or her commission will be due at the final closing of the property purchased by the client after all consideration is paid in full;
4. Only the first registration of a client will be accepted and honored;
5. The commission will be payable only at closing and will be disbursed by the escrow and closing agent;
6. He or she will hold harmless and indemnify McLemore Auction Company, LLC from all claims regarding such commission;
7. He or she will be paid a commission only as set forth under these guidelines and only as pertaining to the specific property being sold at auction;
8. He or she will not receive a commission without the signature of the client on the Buyer Broker Registration Form;
9. He or she cannot receive any commission by registering a client on this form if there is already a co-brokerage or referral agreement between McLemore Auction Company, LLC and broker/agent;
10. He or she will be representing the client listed above as his or her agent;
11. He or she is not a subagent of McLemore Auction Company, LLC;
12. This form consists of two pages and that he or she has received both pages.

The client, by placing his or her signature below, certifies, agrees and acknowledges that:

1. McLemore Auction Company, LLC represents the seller of the property only in this transaction;
2. McLemore Auction Company, LLC shall only pay commission to broker/agent representing him or her as outlined in this form;
3. He or she shall hold harmless and indemnify McLemore Auction Company, LLC and the seller of the property from all representations made by the broker/agent.

BROKER/AGENT SIGNATURE: _____ DATE: _____

CLIENT SIGNATURE: _____ DATE: _____



Community Data Profile



McLEMORE
AUCTION COMPANY



MANCHESTER COFFEE COUNTY

2021 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Manchester
Year Incorporated	1838
Land Area in Square Miles (County)	429
Water Area in Square Miles (County)	6
Latitude	N35° 28.90'
Longitude	W86° 05.31'
Elevation	1,063'
Market Region	Nashville
Distance From Nashville	64 miles
Distance From Chattanooga	69 miles
Time Zone	Central
City Website	www.cityofmanchestertn.com
County Website	www.coffeecountyttn.gov
Additional Incorporated Cities within the County	Tullahoma
Unincorporated Cities	Arnold AFB, Beechgrove, Hillsboro, Summitville

POPULATION

	City	County
2010 (Census)	10,137	52,796
2020 Population	11,033	56,322
2020 Median Age	37.4	41.4
2025 Population Projection	11,453	58,177
Annual Growth Rate (2020-2025 Projected)	0.75%	0.65%

Source: ESRI

CLIMATE

Annual Average Temperature	57.2° F
Average High Temperature	69.2° F
Average Low Temperature	45.2° F
Annual Average Precipitation	56.33"
Annual Average Snowfall	5"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

	City	County
LOCAL		
Property Taxes (2020)		
• Rate per \$100 value	\$1.9316	\$2.6481
• Outside Corporate limits		\$ 2.9324
• Interstate Industrial Park & Special District		\$ 3.186
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2019)	\$236,827,082	\$1,163,051,974
Industrial Park	\$83,564,963	
Hotel-Motel Tax	6%	2.5%
Motor Vehicle Wheel Tax Rate		\$0.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIPS

STATE

Sales Tax	
• 4% tax on food and food ingredients	
• 7% on all other tangible personal property unless specifically exempted	
Local Sales Tax Rate	
• 2.75%	
Local and State Sales Tax Collected (FY2020)	
• \$94,273,819	
Income Tax	
• Personal: 1% on Interest & Dividends for the 2020 tax year	
• Corporate Excise Tax: 6.5% of Tennessee taxable income	
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100	
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000	

Source: Tennessee Department of Revenue



Coffee County Joint Industrial Park (48.62 acres) and **Tullahoma Airport Business Park (102 acres)** are among several industrial sites in Middle Tennessee to be certified as a Select TN Certified Site. For complete information about the site and the certified program, please visit www.tnecd.com/sites/certified-sites/



2021 COMMUNITY DATA PROFILE

EDUCATION

District Name	Coffee County and Manchester
Type of Public School System	County and City
District Grades Served	Pre-K-12
Number of Schools	12
Number of Classroom Teachers	414
Student to Teacher Ratio	14:1
Additional Staff	100
Total Number of Students	5,777
GRADES (2019-2020)	
Pre-K-5	2,753
6-8	1,408
9 only (Coffee County Raider Academy)	434
10-12	1,182
Number of High School Graduates (2019-20)	364
Graduation Rate	93.1%
Educational Attainment with a Degree (Adults Age 25+)	28.4%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 35 miles)

Graduates 2018-2019			
• Motlow Community College	Tullahoma	1,182	
• TN College of Applied Technology	Shelbyville	226	
• The University of the South	Sewanee	436	
• Middle TN State University	Murfreesboro	4,909	
• TN College of Applied Technology	McMinnville	92	
• TN College of Applied Technology	Murfreesboro	340	

Source: National Center for Education Statistics

FastTrack Job Training Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Mayor and Board of Aldermen Meets 1st and 3rd Tuesday at 6:30 p.m. City Hall
County	Mayor and County Commissioners Meets Tuesday at 6:00 p.m. Coffee County Administrative Plaza

Fire Department	
• Full-time fire fighters in city	31
• City volunteers	5
• Full-time fire fighters in county	0
• County volunteers	91
• Fire stations in city	2
• City fire trucks	3
• Fire stations in county	10
• County fire trucks	32

Law Enforcement	
• Full-time police officers in city	35
• Full-time police officers in county & sheriff	56
• City patrol cars	38
• County patrol cars	46

	City	County
Insurance Rating	4	6/10
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	No	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Tullahoma Regional/ William Northern Field
Location Identifier	THA
Distance from Manchester	15 miles
Runway Length (3)	5,501 feet, 4,200 feet and 2,693 feet turf
Surface	Asphalt/Concrete
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi and Rental Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Manchester	59 miles
Nashville International Airport (BNA) serves approximately 16 million total passengers annually. BNA is currently served by 15 airlines, including international carriers Air Canada, Westjet and British Airways. BNA offers 460 daily flights and provides nonstop air service to more than 65 destinations.	

HIGHWAYS

U.S. Highways	41
State Highways	53 and 55
Nearest Interstate	Interstate 24; four exits

COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	25
Terminal Facilities	1
Bus Services	
Inter-City	No
Local	No
Carrier Service	Yes

RAILROADS SERVED BY

CSX Transportation and Caney Fork & Western

NAVIGABLE WATERWAYS

River	Cumberland and Tennessee
Channel Depth	9 feet
Nearest Port Facility	South Pittsburgh
Miles from Port	40

COMMUNICATIONS

Newspapers	Manchester Times USA Today The Tennessean
Telephone Companies	AT&T, Ben Lomand Telephone Coop.
Radio Stations	2 (1 AM and 1 FM)
Television Networks	5
Cable Service Available	Yes
Channels	900
Provider	Charter Communications, AT&T, Comcast
Internet Service Available	Yes
Provider	Charter Communications, AT&T, Ben Lomand
Fiber Optics Available	Yes
Provider	Ben Lomand Telephone Coop.

MANCHESTER-COFFEE COUNTY, TENNESSEE

COMMUNITY FACILITIES (citywide)

Health Care

Doctors	14
Dentists	9
Hospitals	1
Beds	49
Walk-In Clinics	3
Nursing Homes	2
Beds	187
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	4
Beds	211
Supportive Enhanced Living/Mental Illness Patients	1
Beds	50

Religious Organizations

Protestant	40
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	0
Latter Day Saints	0
Other	0

Day Care Centers

Day Care Homes	0
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Recreation

Libraries	1
Parks	2
Golf Courses (Public & Private)	2
Swimming Pools (Public & Private)	2
Country Clubs	0
Theaters	0
Bowling Alleys	0

Hotels & Motels

Rooms	1,251
Bed & Breakfasts	0

Largest Meeting Room

Capacity	500
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Restaurants

	47
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Other

Recreation Complex with indoor/outdoor swimming pools, fitness rooms, track, etc. Ball fields, tennis courts, Community Theatre, skating rink (12 miles), 3 lakes, fishing & water sports, wildlife management area.

FINANCIAL INSTITUTIONS

Type of Institution	# of Institutions	# of Branches	Deposits
Commercial Banks	10	20	\$1,124,568,000
Savings Institutions	0	0	
Credit Unions	1	2	\$242,952,045
Total	11	22	

Countywide Combined Deposits \$1,367,520,045

(Deposits for June 30, 2020)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Chattanooga	69
Foundry	Chattanooga	69
Heavy Hardware	Chattanooga	69
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	

SELECTED ECONOMIC INDICATORS

2019 ANNUAL AVERAGES

Labor Force	County	Labor Market Area*
Civilian Labor Force	25,749	286,218
Employment	24,891	277,892
Unemployment	858	8,326
Unemployment Rate	3.3%	3.4%

* Labor Market Area is defined as Bedford, Cannon, Coffee, Franklin, Grundy, Moore, Rutherford and Warren Counties in Tennessee.

2020 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	2.3%
Construction	6.7%
Manufacturing	27.8%
Wholesale Trade	1.1%
Retail Trade	9.6%
Transportation/Utilities	5.1%
Information	0.7%
Finance/Insurance/Real Estate	4.0%
Services	37.3%
Public Administration	5.4%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2019)

Number of Units	96
Ann. Avg. Employment	5,420
Ann. Avg. Weekly Wage	\$948

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2020
Amount	\$26,472

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2020
Amount	\$50,533

Source: ESRI

AVERAGE HOME SALES

Year	2020
Number of Homes Sold	454 (Manchester)
Average Cost	\$220,348
Number of Homes Sold	914 (Coffee County)
Average Cost	\$216,385
2019 Median Home Value	\$149,769

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2019
Amount	\$1,029,159,101

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: N/A

Timber: N/A

AGRICULTURAL

Crops: Soybean, Corn, Wheat, Hay and Nursery Crops

Livestock: Cattle, Poultry, and Swine

UTILITIES

GAS

Local Distributor	Elk River Public Utility District
Phone	931.728.3332
Website	www.erpud.com
Source Company	East TN Natural Gas Company
Fuel Oil Suppliers	2
Suppliers of LP Gas	2

WATER

Water Supplier	City of Manchester
Phone	931.728.7171 or 931.728.4652
Website	www.cityofmanchestertn.com
Source	Normandy Lake
Capacity	10,000,000 GPD
Current Consumption	6,000,000 GPD
Storage Capacity	2,875,000 Gallons

SEWER

Sewer Provider	City of Manchester
Phone	931.728.7171 or 931.728.4652
Website	www.cityofmanchestertn.com
Type of Treatment	Activated Sludge
Capacity	4,300,000 GPD
Current Usage	1,700,000 GPD
City Sewer Coverage	99%
Storm Sewer Coverage	4%
Solid Waste Disposal Type	BFI

ELECTRICITY

Source Company	Tennessee Valley Authority
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LOCAL POWER COMPANY (City and County)

Duck River Electric Membership Corporation

President/CEO	Scott Spence
District Office	Post Office Box 89 Shelbyville, Tennessee 37162-0089
Phone	931.684.4621
Emergency	931.684.4623
Fax	931.680.5830
Website	www.dremc.com

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (50+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Kasai N.A.	Interior auto trim	750	None	931.728.4122
Batesville Caskets Co., Inc.	Steel caskets	427	USWA	931.723.3053
Great Lake Cheese	Pkg. of cheese	410	None	931.450.1300
Viam (TN) LP	Auto floor mats	354	None	931.461.2300
Kirchhoff Van-Rob Manchester	Metal stampings	318	None	931.461.8556
fischer, USA	Stainless steel tubing	255	None	931.596.3566
Schmiede Corporation	Machinery	172	None	931.455.4801
JSP International	Engineered plastic foams	158	None	931.393.5000
Ravago Mfg. Americas, LLC	Nylon/ABS compounding	119	None	931.728.7009
U.S. Display Group	Promotional displays	110	None	931.455.9585

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director
 Middle TN Industrial Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233
mtida@mtida.org
www.mtida.org

Kimber Sharp, Executive Director
 Industrial Board of Coffee County
 1329 McArthur Street, Suite 4
 Manchester, Tennessee 37355
 Phone: 931.723.5120
 Fax: 931.723.5121
ib@coffeetn.com
www.coffeetn.com



MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

MANCHESTER-COFFEE COUNTY, TENNESSEE

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.

Updated February 2021



Owner & Real Property Tax Responsibility: MARSHA T. DOTSON AMBER V. DOTSON JOHN C. DOTSON 614 Polk Street Manchester, TN 37355	See property tax description with each parcel below.
This Instrument is Prepared By:	James H. Henry, II Henry, McCord, Bean, Miller, Gabriel and LaBar, P.L.L.C. 300 North Jackson Street P.O. Box 538 Tullahoma, Tennessee 37388

ADMINISTRATRIX C.T.A. AND ADMINISTRATRIX QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in order to document that the property described below (i) was included in the residuary devise to ROGER H. DOTSON contained in Article III of the Last Will and Testament of VERA EUGENIA DOTSON (which Will was duly admitted to probate in the Chancery Court of Chancery County, Tennessee, and recorded in Will Book 24, pages 644-647, in the Clerk & Master's office for said county), and (ii) having been therefore owned by Roger H. Dotson at the time of his death intestate, on March 10, 2012, passed equally to his surviving spouse, Marsha T. Dotson, and his two children, John C. Dotson and Amber V. Dotson, pursuant to the laws of intestate successors in the state of Tennessee, I, AMBER V. DOTSON, ADMINISTRATRIX C.T.A. OF THE ESTATE OF VERA EUGENIA DOTSON, and AMBER V. DOTSON, as ADMINISTRATRIX OF THE ESTATE OF ROGER H. DOTSON have bargained and sold and by these presents do hereby quitclaim unto MARSHA T. DOTSON, AMBER V. DOTSON and JOHN C. DOTSON, their heirs and assigns, all of my right, title and interest as Administratrix C.T.A. of the Estate of VERA EUGENIA DOTSON, and as Administratrix of the Estate of ROGER H. DOTSON (and all of the interest formerly owned by VERA EUGENIA DOTSON prior to her death, and all of the interest owned by ROGER H. DOTSON at the time of his death) in and to a certain tracts or parcels of land lying and being Coffee County, State of Tennessee, bounded and described as follows, to-wit:

Tract One:
Map No.: 076J, Group: F, Parcel: 026.00

RECEIVED BY
COFFEE COUNTY
PROPERTY ASSESSOR

Being in the 1st Civil District of Coffee County, Tennessee, bounded and described as follows:

Being in the City of Manchester, and being all of Lots Numbers Eight (8) through Seventeen (17), all inclusive, in the E.W. Baker Subdivision as shown by a plat thereof recorded in Trust Deed Book 65, page 185, Register's Office of Coffee County, Tennessee.

The said E. W. Baker Subdivision is a re-subdivision of all of Block "C" and Lots Numbers One (1) through Eight (8), all inclusive, in Block "D" of the Parker Subdivision, a plat of which is recorded in Trust Deed Book 56, page 443, Register's Office of Coffee County, Tennessee.

Being the same property conveyed unto Tunnie Dotson and wife, Eugenia Dotson by deed dated July 24, 1968, of record in Deed Book 121, page 39, in the Register's Office of Coffee County, Tennessee. The said Tunnie Dotson died on August 20, 2009, leaving Eugenia Dotson (being the same person as Vera Eugenia Dotson) as the surviving tenant by the entireties.

Tract Two:
Map No: 076J, Group: F, Parcel: 025.00

A certain tract or parcel of land located in the 1st Civil District of Coffee County, State of Tennessee, bounded and described as follows, to-wit:

Being in the City of Manchester, and being Lots Numbers Nine (9) through Sixteen (16) of the Parker Subdivision to the City of Manchester, Tennessee, according to a map or plat thereof recorded in the Register's Office of Coffee County, Tennessee, and being more particularly described as follows: Beginning at an iron stake located in the easterly margin of McArthur Street or Highway No. 55, 40 feet in a southerly direction from the southwest corner of Coffee Farmers Co-Op Building which fronts on Highway No. 55 and running South 68 deg. East 179 feet along a staked line to a stake; thence South 15 deg. West 100 feet along an old fence to a stake; thence North 86 deg. West 190 feet along a staked line to an iron stake located in the easterly margin of McArthur Street or Highway No. 55, thence North 22 deg. East along the easterly margin of McArthur Street or Highway No. 55, 100 feet to an iron stake, the same being the point of beginning.

Being the same property conveyed unto Tunnie Dotson and wife, Eugenia Dotson by deed dated April 6, 1989, of record in Deed Book 210, page 943, in the Register's Office of Coffee County, Tennessee. The said Tunnie Dotson died on August 20, 2009, leaving Eugenia Dotson (being the same person as Vera Eugenia Dotson) as the surviving tenant by the entireties.

Tract Three:
Map No. 120, Parcel: 006.00 (a portion)

A certain tract or parcel of land located and situated in the Seventh Civil District of Coffee County, State of Tennessee, bounded and described as follows, to-wit:

BEGINNING on a rock at the northwest corner of the James Brown land, and runs West 60 poles and 16 feet and corners on a rock with the Cox land; thence South 79 poles and 3 feet to a rock in J. W. Howell's North line; thence East 60 poles and 16 feet to a limestone rock at J. W. Howell's northeast corner; thence North to the beginning, containing 25 acres, more or less, and is bounded on the North by the Cox land, on the West by J. P. Howell, and W. H. Jones, on the South by Howell, on the East by James Brown land.

Being the same property conveyed unto Tunnie Dotson and wife, Vera Eugenia

Dotson by deed dated September 11, 1990, of record in Deed Book 220, page 315, in the Register's Office of Coffee County, Tennessee. The said Tunnie Dotson died on August 20, 2009, leaving Eugenia Dotson (being the same person as Vera Eugenia Dotson) as the surviving tenant by the entireties.

Tract Four:

Map No. 120, Parcel: 006.00 (a portion)

Lying and being in the 12th Civil District of Coffee County, Tennessee, and being 25 acres, bounded on the North by Howell, South by Chapman, East by Lowery and West by Camp Area, and assessed to Mrs. Ethel Stiles for the 1963 taxes;

Being the same property conveyed unto Mr. and Mrs. Tunnie Dotson (being the same people as Tunnie Dotson and wife Vera Eugenia Dotson) by deed dated November 8, 1965, of record in Deed Book 111, page 129, in the Register's Office of Coffee County, Tennessee. The said Tunnie Dotson died on August 20, 2009, leaving Eugenia Dotson (being the same person as Vera Eugenia Dotson) as the surviving tenant by the entireties.

Tract Five:

Map No. 120, Parcel: 006.00 (a portion)

One tract or parcel of land lying in the Seventh Civil District of Coffee County, Tennessee and bounded as follows: On the North by Cox, on the South by Sansing, on the East by Jones and on the West by Harpole, and containing Thirty three acres.

Tract Six:

Map No. 120, Parcel: 006.00 (a portion)

Beginning on a rock at the Northwest corner of the James Brown land, and runs West 60 poles and 16 feet and corners on a rock with the Cox land; thence South 79 poles and 3 feet to a rock in J. W. Howells North line; thence East 60 poles and 16 feet to a lime stone rock at J. W. Howells Northeast corner; thence North to the beginning.

Containing 25 acres more or less and is bounded on the North by the Cox land, on the West by J.P. Howell and W. H. Jones, on the South by J. W. Howell, on the East by the James Brown land.

Tracts 5 and 6 are the same property conveyed unto Tunnie Dotson as Parcel One and Parcel Two by deed dated March 20, 1952, of record in Deed Book 73, page 16 in the Register's Office of Coffee County, Tennessee. The said Tunnie Dotson died on August 20, 2009, leaving a Will which was probated for the sole purpose of providing a muniment of title, which Will was probated in Probate No. 2012PR-123 in the Clerk and Masters Office of Coffee County, Tennessee, leaving all of his property to Vera Eugenia Dotson.

Tract Seven:

Map No: 0760, Group: A, Parcel: 018.00

A certain tract or parcel of land lying and being in the 1st Civil District of Coffee County, State of Tennessee, being more particularly described as follows, to wit:

Except for the following exclusion, which exclusion is described below, the following property:

Lots Nos. 37, 38, 39, 40, 41, 42, 43, and 44 in Block "B" of the E. G. Daniel subdivision to the town of Manchester, Tennessee, on the North side of Federal Highway No. 41 in the town of Manchester, a plat of which is of record in Trust Deed Book No. 52, Page 410, Register's Office of Coffee County, Tennessee.

HOWEVER, there is included in the above described property but as stated above is not conveyed by this deed the following described parcel:

That parcel of land at the corner of Polk Street and U.S. Highway No. 41 and fronting on said Highway for a distance of 40 feet from said Polk Street Westward and running back between parallel lines for a distance of 62 feet from the front of the buildings on this parcel; and also any part of the land in front of these two buildings to said Highway No. 41, which is not appropriated by the right of way.

Being the same property conveyed to Tunnie Alfred Dotson and wife, Vera Eugenia Dotson by deed dated February 10, 1992 of record in Deed Book 225, page 637, in the Register's Office of Coffee County, Tennessee. The said Tunnie Alfred Dotson died on August 20, 2009, leaving Vera Eugenia Dotson as the surviving tenant by the entireties.

Tract Eight:
Map: 110, Parcel: 018.00

A certain tract or parcel of land in the Fifth Civil District of Coffee County, State of Tennessee, bounded and described as follows, to-wit:

BEGINNING at the corner of a fence located on the northwesterly side of old State Highway # 55 (Tullahoma-Manchester Highway), said beginning corner also being Millaway's south east corner; thence running with a fence, the same being Millaway's northeast line, N 29° 15' West 859 feet to an iron pipe; thence running with a fence, same being Lackey's and Millaway's north boundary, N 86° 15' West 839.3 feet to a planted stone; thence running with a fence, same being Frame's east boundary line, N 3° East 726 feet to an iron pipe; thence running with Ferrell's south boundary line S 85° 15' East 1,591 feet to an iron pipe located in the corner of a fence; thence running with a fence S 13° 15' West 746.3 feet to a post; thence running with a fence, same being Ray Whitmire's southwest boundary line, S 66° 45' East 358.7 feet to the corner of a fence, the same being located in the westerly margin of old State Highway #55; thence running with the margin of old State Highway #55 the following call: S 31° West 106.8 feet, S 35° 45' West 70 feet, S 45° 0' West 81 feet, S 52° 30' West 127 feet, and S 54° 30' West 372 feet to the point of beginning, and containing 33.30 acres as surveyed by Claude Ingram, Coffee County Surveyor, on April 8, 1968.

Being the same property conveyed to Tunnie Alfred Dotson and wife, Vera Eugenia Dotson by deed dated July 22, 1991 of record in Deed Book 222, page 790, in the Register's Office of Coffee County, Tennessee. The said Tunnie Alfred Dotson died on August 20, 2009, leaving Vera Eugenia Dotson as the surviving tenant by the entireties.

There is included in the above description of this parcel, but excluded from this conveyance, the following property conveyed by Tunnie A. Dotson and wife, Eugenia Dotson to Roger H. Dotson and wife Marsha Dotson by deed dated April 29, 2005 of record in Deed Book 310, pages 879-880, in the Register's Office of Coffee County, Tennessee, which excepted tract is described as follows:

Being and lying in the 5th Civil District of Coffee County, Tennessee, and being bounded on the north, west, and south by remaining Dotson, and east by Frame (198-855) and Old Tullahoma Highway, and being more particularly described in a survey by Max Northcutt dated 8-29-95 as follows:

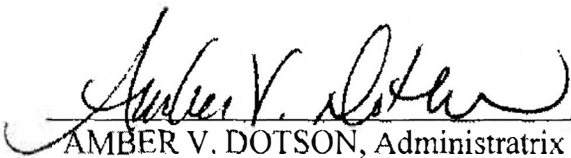
BEGINNING at a set iron pin in the west margin of the Old Tullahoma Highway, and being the southeast corner of Frame and being the northeast corner of property herein described; thence South 32 deg. 21 min. 40 sec. West, 83.68 feet to a point; thence


South 34 deg. 10min. 00 sec. West, 17.09 feet to a found metal fence post in Dotson's northeast corner; thence North 87 deg. 33 min. 50 sec. West, 608.46 feet to a set iron pin; thence North 24 deg. 37 min. 50 sec. East, 528.04 feet to a found metal fence post; thence South 78 deg. 50 min. 30 sec. East, 175.79 feet to a found metal fence post; thence South 13 deg. 15 min. 00 sec. West, 246.79 feet to a corner post at Frame's southwest corner; thence South 65 deg. 42 min. 00 sec. East, 357.92 feet to the POINT OF BEGINNING and containing 3.78 acres.

Derivation for all Tracts:

The said VERA EUGENIA DOTSON died on November 17, 2011, leaving a Will of record in Will Book 24, pages 664-647, in the Clerk and Masters Office of Coffee County, Tennessee, leaving all of her assets to her son ROGER H. DOTSON (her husband Tunnie Dotson, having predeceased her on August 20, 2009). ROGER H. DOTSON died on March 10, 2012, before the estate of his mother, VERA EUGENIA DOTSON, could be administered. ROGER H. DOTSON died intestate, and the grantees named herein are the heirs at law, according to laws of intestate succession in the State of Tennessee, one-third each, in all of the lands owned by ROGER H. DOTSON described above.

WITNESS MY HAND as Administratrix C.T.A. of the Estate of VERA EUGENIA DOTSON, and as Administratrix of the Estate of ROGER H. DOTSON, this 25 day of August, 2014.

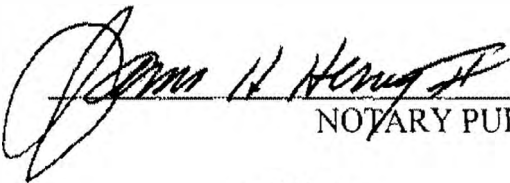

AMBER V. DOTSON, Administratrix C.T.A.
of the Estate of VERA EUGENIA DOTSON


AMBER V. DOTSON, Administratrix of the
Estate of ROGER H. DOTSON

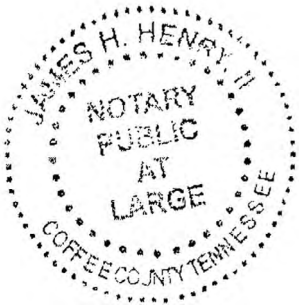
STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned, a Notary Public, AMBER V. DOTSON, ADMINISTRATRIX C.T.A. OF THE ESTATE OF VERA EUGENIA DOTSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as Administratrix C.T.A. of the Estate of VERA EUGENIA DOTSON, for the purposes therein contained.

Witness my hand at office this 25 day of August, 2014.


NOTARY PUBLIC

My Commission Expires: 6-28-15



STATE OF TENNESSEE
COUNTY OF COFFEE

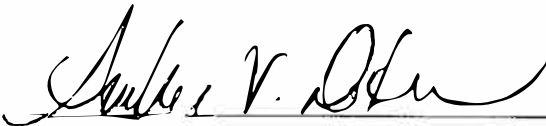
Personally appeared before me, the undersigned, a Notary Public, AMBER V. DOTSON, ADMINISTRATRIX OF THE ESTATE OF ROGER H. DOTSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as Administratrix of the Estate of ROGER H. DOTSON, for the purposes therein contained.

Witness my hand at office this 25 day of August, 2014.

My Commission Expires: 6-28-15

STATE OF TENNESSEE
COUNTY OF COFFEE

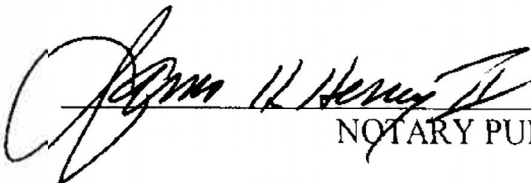
I, hereby swear or affirm that this transfer is exempt from recording tax as an Administratrix C.T.A. Deed, pursuant to T.C.A. § 67-4-409(a)(3)(D).

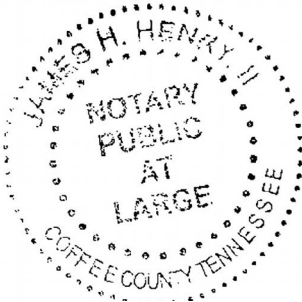

AFFIANT

Subscribed and sworn to before me this the 25 day of August, 2014.

My Commission Expires: 6-28-15

F:\JIM\Dotson, Estate of Vera Eugenia\EXECUTRIX QC 031813.doc


NOTARY PUBLIC





BK/PG: W362/170-175
08/27/2014 - 09:40 AM

6 PGS:AL-ADMINISTRATRIXS QUITCLAI	
BRENDA BATCH: 63609	Inst Num: 14005194
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, COFFEE COUNTY
ELLEN P. VAUGHN
REGISTER OF DEEDS

Form of Agreement of Purchase and Sale



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on June 2, 2021

BETWEEN:

Marsha Dotson, Amber Dotson and John Dotson
PO Box 1015
Manchester, TN 37349
(the "Seller")

AND

,
(the "Purchaser").

1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:
 1. HIGH BID PRICE: \$
 2. 10% BUYER'S PREMIUM: \$
 3. PURCHASE PRICE: \$
 4. The Purchase Price shall be paid as follows:
 1. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Fidelity Title & Escrow Company, , , , Contact, (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$0.00. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
 2. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.
 3. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.
2. CLOSING: The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local time, on July 16, 2021. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall



deliver to the Purchaser a warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.

3. POSSESSION: The Purchaser will receive possession at closing.

4. CLOSING COSTS:

1. The Seller shall pay the following closing costs:

1. Costs to search the title and prepare the title commitment;
2. Costs to prepare the deed;
3. 50% of the closing agent's cost to close the sale; and
4. Any legal counsel retained by Owner in connection with the conveyance of the Property.

2. The Purchaser shall pay the following costs:

1. The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;
2. Any special endorsements to the title policy;
3. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;
4. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
5. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;
6. 50% of the closing agent's cost to close the sale; and
7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.

5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year.

6. SURVEY: The Seller will obtain and provide a new boundary survey if there is no existing legal description for the Property and/or the conveyance of the Property will involve the creation of new tract boundaries. Any need for a new survey shall be determined solely by the Seller. If a survey is provided, the type of survey performed shall be at Seller's option and sufficient for the issuance of an owner's title insurance policy.

7. **TITLE:** Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:
1. all standard exclusions and printed exceptions set forth in the Title Commitment,
 2. liens for taxes not yet due and payable,
 3. easements for public utilities affecting the Property
 4. all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property,
 5. rights and claims of parties in possession and
 6. all permitted title exceptions referenced in the Title Commitment.
 7. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.
8. **CONDITION OF THE PROPERTY:** The purchaser shall accept the Property in an “as-is” condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser’s responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.
9. **BREACH OF CONTRACT BY SELLER:** If the Seller defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific

performance of this Agreement.

10. **BREACH OF CONTRACT BY PURCHASER:** If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.
11. **AUCTIONEER'S AGENCY DISCLOSURE:** The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.
12. **OTHER:**
 1. **Time:** Time is of the essence hereof.
 2. **Counterparts:** This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written.
 3. **Electronic Execution:** This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
 3. **Notices:** All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
 4. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
 5. **Choice of Law:** This Agreement shall be interpreted according to the laws of the state in which the Property is located.
 6. **Enforcement Costs:** In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.
 7. **Entire Agreement:** This Agreement constitutes the entire agreement between the Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.

8. Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.

1. The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:

1. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and
2. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

See following pages for electronic signatures.

Exhibit A: Description of Property

Commercial Building on 0.4 +/- Acres at 803 McArthur St, Manchester, TN 37355

Coffee County, TN Tax ID 076J F 026.00 000

Tax Information



Thursday, May 13, 2021

LOCATION

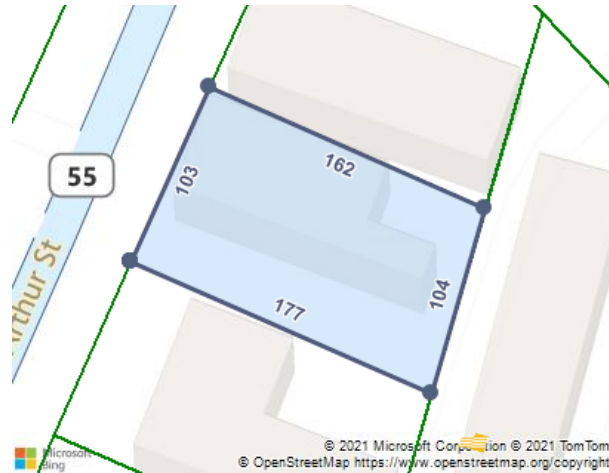
Property Address	803 McArthur St Manchester, TN 37355-2323
Subdivision	Parker
County	Coffee County, TN

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Retail Trade General
Improvement Type	Warehouse
Square Feet	10100

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	076J F 026.00 000
Special Int	000
Alternate Parcel ID	
Land Map	076J
District/Ward	01
2010 Census Trct/Blk	9705/3
Assessor Roll Year	2020



CURRENT OWNER

Name	Dotson Marsha T Amber V Dotson & John T Dotson
Mailing Address	614 Polk St Manchester, TN 37355-2052

SCHOOL INFORMATION

These are the closest schools to the property

College Street Elementary School	0.3 mi
Elementary: Pre K to 5	Distance
Westwood Jr High School	0.9 mi
Middle-High: 7 to 9	Distance

SALES HISTORY THROUGH 04/30/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/25/2014		Dotson Marsha T Amber V Dotson & John T Dotson			5	362/170
7/24/1968		Dotson Tunnie				121/39

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2020	Assessment Year	2020	Manchester	1.9316
Appraised Land	\$63,100	Assessed Land		Coffee	2.6481
Appraised Improvements	\$79,400	Assessed Improvements			
Total Tax Appraisal	\$142,500	Total Assessment	\$57,000		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
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Property Report for 803 MCARTHUR ST. cont.

2020	\$1,101.01	\$1,509.42	\$0	\$2,610.43
2019	\$1,101.01	\$1,509.42	\$0	\$2,610.43
2018	\$1,101.01	\$1,509.42	\$0	\$2,610.43
2017	\$1,310.94	\$1,678.99	\$0	\$2,989.94
2016	\$1,358.78	\$1,740.26	\$0	\$3,099.04
2015	\$1,358.78	\$1,740.26	\$0	\$3,099.04
2014	\$1,358.78	\$1,740.26	\$0	\$3,099.04

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Warehouse	Condition	Average	Units
Year Built	1940	Effective Year	1940	Stories 2
BRs		Baths	F H	Rooms

Total Sq. Ft. 10,100

Building Square Feet (Living Space)	Building Square Feet (Other)
	Utility Unfinished 760
	Canopy 200
	Loading Platform / Canopy 208
	Warehouse 3750
	Warehouse 5050
	Sales Area 1300

- CONSTRUCTION

Quality	Average -	Roof Framing	Irregular
Shape	Rectangular Design	Roof Cover Deck	Metal Shingle
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Concrete Finish
Foundation	Spread Footing	Interior Finish	Unfinished
Floor System	Slab On Grade	Air Conditioning	
Exterior Wall	Concrete Block	Heat Type	Unit Heater
Structural Framing	Masonry Pil/Stl	Bathroom Tile	
Fireplace		Plumbing Fixtures	4

- OTHER

Occupancy	Occupied	Building Data Source	Owner
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Retail Trade General	Lot Dimensions	100X178 IRR
Block/Lot	D/1-8	Lot Square Feet	
Latitude/Longitude	35.475525°/-86.081197°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	State Highway
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Information Deemed Reliable But Not Guaranteed.

Property Report for 803 MCARTHUR ST. cont.

Electric Source	Public	Topography	Level
Water Source	Public	District Trend	Stable
Sewer Source	Public	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Parker	Plat Book/Page	T56/443
Block/Lot	D/1-8	District/Ward	01


Description

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.	47031C0202D	05/15/2020

Title Commitment



 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent:	Richard W. Gabriel	Issuing Office:	Fidelity Title & Escrow Company
Issuing Office's ALTA® Registry ID:	1081870	Loan ID No.:	
Commitment No.:	4312	Issuing Office File No.:	2021067
Property Address:	803 McArthur St., Manchester, TN 37355		

SCHEDULE A

1. Commitment Date: June 8, 2021 at 08:00 AM
2. Policy to be issued:
☒ ALTA Owners Policy (06/17/06)
Proposed Insured: TBD
Proposed Policy Amount: \$0.00
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:
Marsha T. Dotson and Amber V. Dotson and John C. Dotson
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Richard W. Gabriel, 104 W. Moore Street,
Tullahoma, TN 37388 (931)455-9301

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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 First American Title™ Schedule BI & BII	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company

Commitment No.: 4312

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.

Warranty Deed from Marsha T. Dotson and Amber V. Dotson and John C. Dotson to TBD.

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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART II Exceptions (Continued)

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 circumstance 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.
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 2021 and subsequent years, not yet due and payable.
8. TAXES: Map 076J, Group F, Parcel 026.00 - Subject to the 2021 Coffee County property taxes, which have attached but are not yet due and payable. The 2020 County property taxes in the amount of \$1,509.00 are paid.
9. Subject to the 2021 Manchester City property taxes, which have attached but are not yet due and payable. The 2020 City property taxes in the amount of \$1,101.01 are paid.
10. Subject to all matters set forth on a plat of E. W. Baker Subdivision of record in Trust Deed Book 65, page 185, Register's Office, Coffee County, Tennessee.
11. Subject to all matters set forth on a plat of Parker Subdivision of record in Trust Deed Book 56, page 443, Register's Office, Coffee County, Tennessee.
12. Subject to the rights of any tenants under any recorded or unrecorded leases pertaining to said real estate.

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	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Exhibit A	

File No.: 2021067

EXHIBIT A

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

A certain tract or parcel of land lying and being in the 1st Civil District of Coffee County, Tennessee, bounded and described as follows:

Being in the City of Manchester, and being all of Lots Numbers Eight (8) through Seventeen (17), all inclusive, in the E.W. Baker Subdivision as shown by a plat thereof recorded in Trust Deed Book 65, page 185, Register's Office of Coffee County, Tennessee.

The said E. W. Baker Subdivision is a re-subdivision of all of Block "C" and Lots Numbers One (1) through Eight (8), all inclusive, in Block "D" of the Parker Subdivision, a plat of which is recorded in Trust Deed Book 56, page 443, Register's Office of Coffee County, Tennessee.

Being the same property conveyed to Marsha T. Dotson, Amber V. Dotson, and John C. Dotson, by Administratrix C.T.A. and Administratrix Quitclaim Deed dated August 25, 2014, of record in Deed Book 362, page 170, Register's Office, Coffee County, Tennessee.