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- HOHENWALD -

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October 17, 2023

Attn: National Land Realty

Re: Map 050, Parcel 002.00- Lewis County
Tiger Bennett Road
Hohenwald, TN 38462

In compliance with your request, we have examined the Public Records of Lewis County, Tennessee, through the effective date, as they pertain to the following described tract and parcel of real estate located in Lewis County, Tennessee more particularly described as follows:

SCHEDULE A

Being real property situated in the Fifth (5th) Civil District of Lewis County, Tennessee, adjacent to Tiger Bennett Road, and more particularly described as follows:

BEGINNING AT A 1" IRON PIPE FOUND, SAID IRON PIPE BEING THE NW CORNER OF DAVID GINGERICH AS RECORDED IN RECORD BOOK 6, PAGE 340, ROLCT; IN THE EAST BOUNDARY LINE OF GMO THRESHOLD AS RECORDED IN RECORD BOOK 84, PAGE 516, ROLCT, AND THE SW CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH GMO THRESHOLD North 06 Degrees 34 Minutes 41 Seconds East A DISTANCE OF 7382.09 FEET TO A 1/2" IRON PIPE FOUND; THENCE South 83 Degrees 39 Minutes 10 Seconds East, PASSING A CREEK AT 3240.59 FEET, IN ALL A DISTANCE OF 4568.40 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335", SAID IRON PIN BEING THE NW CORNER OF JIMMY HARGROVE AS RECORDED IN RECORD BOOK 11, Page 793, ROLCT, AND RECORD BOOK 99, PAGE 308, ROLCT, AND THE NE CORNER THE TRACT BEING DESCRIBED; THENCE WITH HARGROVE South 07 Degrees 32 Minutes 45 Seconds West A DISTANCE OF 429.51 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335"; THENCE South 07 Degrees 28 Minutes 54 Seconds West, PASSING THE SW CORNER OF HARGROVE, IN ALL A DISTANCE OF 718.35 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335", SAID IRON PIN BEING THE SW CORNER OF RICKY DUBERRY AS RECORDED IN RECORD BOOK 11, PAGE 557, ROLCT, AND THE NW CORNER OF DAVID WRIGHT AS RECORDED IN RECORD BOOK 11, PAGE 714, ROLCT; THENCE WITH WRIGHT South 07 Degrees 30 Minutes 59 Seconds West A DISTANCE

OF 525.48 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335"; THENCE South 07 Degrees 31 Minutes 48 Seconds West A DISTANCE OF 735.17 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335", SAID IRON PIN BEING THE SW CORNER OF WRIGHT AND THE NW CORNER OF DAVID SCHAUL AS RECORDED IN RECORD BOOK 54, PAGE 518, ROLCT; THENCE WITH SCHAUL South 07 Degrees 26 Minutes 26 Seconds West A DISTANCE OF 664.87 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335"; THENCE South 84 Degrees 05 Minutes 36 Seconds East A DISTANCE OF 794.52 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335" IN THE WEST SIDE OF TIGER BENNETT ROAD; THENCE CROSSING SAID ROAD South 83 Degrees 57 Minutes 54 Seconds East A DISTANCE OF 49.01 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335" ON THE EAST SIDE OF ROAD, SAID IRON PIN BEING A CORNER OF JOHN HAYWOOD AS RECORDED IN RECORD BOOK 11, PAGE 561, ROLCT; THENCE WITH HAYWOOD South 83 Degrees 42 Minutes 39 Seconds East A DISTANCE OF 1130.61 FEET TO A 1/2" REBAR IRON PIN FOUND, SAID IRON PIN BEING A CORNER OF LCT LLC AS RECORDED IN RECORD BOOK 49, PAGE 162, ROLCT; THENCE WITH LCT South 06 Degrees 53 Minutes 21 Seconds West A DISTANCE OF 4319.84 FEET TO A 1" IRON PIPE FOUND, SAID PIPE BEING THE SW CORNER OF LCT, IN THE NORTH BOUNDARY LINE OF DEBORAH McMULLIN AS RECORDED IN RECORD BOOK 41, PAGE 214, ROLCT, AND THE SE CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH McMULLIN North 86 Degrees 21 Minutes 33 Seconds West A DISTANCE OF 484.88 FEET TO A 1/2" REBAR IRON PIN FOUND ON THE EAST SIDE OF TIGER BENNETT ROAD; THENCE CROSSING SAID ROAD South 88 Degrees 06 Minutes 54 Seconds West A DISTANCE OF 47.03 FEET TO A 1" IRON PIN FOUND ON THE WEST SIDE OF ROAD, SAID IRON PIN BEING A CORNER OF WALTER GRAY AS RECORDED IN DEED BOOK ZZ, PAGE 252, ROLCT; THENCE WITH GRAY North 82 Degrees 41 Minutes 36 Seconds West A DISTANCE OF 727.91 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335", SAID IRON PIN BEING THE NE CORNER OF GALEN BEACHY AS RECORDED IN DEED BOOK A-93, PAGE 155, ROLCT; THENCE WITH BEACHY North 83 Degrees 25 Minutes 51 Seconds West A DISTANCE OF 1958.87 FEET TO A 1/2" IRON PIN FOUND WITH IDENTIFICATION CAP "CARROLL 1335", SAID IRON PIN BEING THE NE CORNER OF SAID GINGERICH; THENCE WITH GINGERICH North 83 Degrees 25 Minutes 44 Seconds West A DISTANCE OF 3252.07 FEET TO the point of beginning, having an area of 963.76 ACRES, as surveyed by Scottie Brewer, 612 Longbranch Road, Hohenwald, TN 38462, R.L.S., TN license number 2393, TRUE MERIDIAN BEARINGS, MARCH 25, 2011.

BEING THE SAME PROPERTY CONVEYED TO GARY P. DEVANEY AND PRESTON HEATH DEVANEY BY DEED OF MICHAEL K. WISNER, TRUSTEE OF THE JOHNSON LIVING TRUST, DATED MAY 3, 2011, OF RECORD IN RECORD BOOK 130, PAGE 701, ROLCT.

THIS PROPERTY IS SUBJECT TO A 150' TVA POWER LINE EASEMENT AND THE EXISTING EASEMENT FOR TIGER BENNETT ROAD.

THIS PROPERTY IS KNOWN AS MAP 50, PARCEL 2.00 IN THE TAX ASSESSOR'S OFFICE OF LEWIS COUNTY, TENNESSEE.

From said examination, it is our opinion that a good and merchantable title in fee simple is, at the effective date, vested in Gary P. DeVaney and Preston Heath DeVaney, subject only to the following exceptions:

1. Defects, Liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date you acquire of record the estate or interest covered by this letter.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession and easements, or claims, not shown by the public records.
 - (b) Encroachment, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
 - (c) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - (d) Taxes or special assessments which are not shown as existing liens by the public records.
3. Special Exceptions:
 - (a) Taxes.

Lewis County 2022 Property Taxes – in the amount of \$2,147.00 were paid on January 19, 2023.

Lewis County 2023 Property Taxes – in the amount of \$2,147.00 are due and payable without penalty if paid by February 29, 2024.

This property does not have City Taxes.

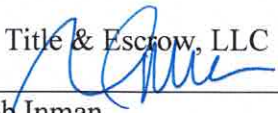
This property does not have Solid Waste Fees.

- (b) LIENS AND ENCUMBERANCES: There is a Deed of Trust executed by Gary P. Devaney, Reba Devaney, and Preston Heath Devaney, to Paul B. Plant as Trustee, in favor of AgAmerica Lending, LLC, in the original amount of \$1,044,375.00, dated October 25, 2018, and filed of record on October 29, 2018, in Book 198, Page 561, Register's Office of Lewis County, Tennessee. There is an Assignment to this Deed of Trust to U.S. Bank National Association, dated October 25, 2018, and filed of record on October 29, 2018 in Book 198, Page 577 in the Register's Office of Lewis County, Tennessee.
- (c) EASEMENTS AND RESTRICTIONS: Subject to R.O.W. of Tiger Bennett Road.

Subject to Application of Greenbelt of record in Record Book 136, Page 617 in the Register's Office of Lewis County, Tennessee.

This property is subject to a 150' TVA Power Line Easement and the existing easement for Tiger Bennett Road.

Assure Title & Escrow, LLC

By:  _____
Rob Inman