



TITLE REPORT

FILE NO: 2024-773

1. **EFFECTIVE DATE:** June 25, 2024, at 8:00 a.m.
2. **TITLE TO THE PROPERTY HEREIN DESCRIBED IS VESTED IN:** MARK BARBER and wife, AMY BARBER
3. **PROPERTY IS DESCRIBED AS FOLLOWS:**

Being and lying in the Fourth Civil District of Hickman County, Tennessee, lying north of and adjacent to Greer Road, and west of and adjacent to Lick Creek Road, being more particularly described as follows:

BEGINNING at a point in the center of Tatum Creek, said point being the original northwest of James Brewer as recorded in Deed Book 112, Page 847 and Deed Book 123, Page 787, Register's Office of Hickman County, Tennessee and being the southwest corner of Barry Toy as recorded in Deed Book 12, Page 7895, Register's Office of Hickman County, Tennessee and being in the east boundary of James Ahl as recorded in Deed Book 113, Page 423, Register's Office of Hickman County, Tennessee and being the northwest corner of the tract being described; thence leaving center of creek and Ahl with Toy and a fence South 81 degrees 05 minutes 00 seconds East and passing a ½ inch rebar iron pin set with identification cap "Brewer 2393" at 35.02 feet, in all a distance of 577.83 feet to a steel fence post; thence South 85 degrees 02 minutes 52 seconds East a distance of 255.79 feet to a 6 inch white oak; thence South 82 degrees 53 minutes 29 seconds East a distance of 557.24 feet to a ½ inch rebar iron pin set at a rock pile found, said iron pin being the northeast corner of the tract being described, said iron pin being the northwest corner of Terri Dobbins as recorded in Deed Book 97, Page 793, Register's Office of Hickman County, Tennessee; thence leaving Toy with Dobbins and generally with a fence South 06 degrees 47 minutes 59 seconds West a distance of 503.67 feet to a 28 inch white oak; thence South 81 degrees 43 minutes 07 seconds East and passing a ½ inch rebar from pin set with identification cap "Brewer 2393" at 662.87 feet, in all a distance of 700.30 feet to a point in the center of Lick Creek Road; thence leaving Dobbins with center of Lick Creek Road South 40 degrees 08 minutes 13 seconds East a distance of 33.64 feet to a point, said point being the northeast corner of Charles Fann as recorded in Record Book 6, Page 5291,

Register's Office of Hickman County, Tennessee; thence leaving center of said road with Fann South 59 degrees 19 minutes 47 second West and passing an axle at 25.19 feet, in all a distance of 234.35 feet to an iron pin found, said iron pin being the northeast corner of Derrick Hafner as recorded in Deed Book 109, Page 14, Register's Office of Hickman County, Tennessee; thence leaving Fann with Hafner South 60 degrees 03 minutes 29 seconds West a distance of 166.13 feet to an iron pin found, said iron pin being the northeast corner of Katherine Landcaster as recorded in Deed Book 114, Page 412, Register's Office of Hickman County, Tennessee; thence leaving Hafner with Landcaster South 59 degrees 43 minutes 16 seconds West a distance of 123.54 feet to an iron pin found, said iron pin being the northeast corner of Harold Mawbray as recorded in Deed Book 123, Page 126, Register's Office of Hickman County, Tennessee; thence leaving Landcaster with Mawbray South 59 degrees 42 minutes 21 seconds West a distance of 122.58 feet to an iron pin found; thence South 59 degrees 34 minutes 48 seconds West a distance of 115.58 feet to an axle, said axle being in the east boundary of Phyllis Ford as recorded in Deed Book 124, Page 255, Register's Office of Hickman County, Tennessee; thence leaving Mawbray with Ford North 08 degrees 36 minutes 58 seconds East a distance of 245.76 feet to a ½ inch rebar iron pin set with identification cap "Brewer 2393"; thence North 69 degrees 59 minutes 13 seconds West a distance of 146.04 feet to a ½ inch rebar iron pin set with identification cap "Brewer 2393"; thence continuing with Ford and a fence South 10 degrees 33 minutes 42 seconds West a distance of 384.72 feet to a ½ inch pipe; thence South 08 degrees 16 minutes 51 seconds West a distance of 116.25 feet to a ½ inch pipe with identification cap "Jenkins 215"; thence South 10 degrees 38 minutes 37 seconds West a distance of 226.68 feet to a 5/8 inch iron stake; thence South 10 degrees 49 minutes 20 seconds West a distance of 141.93 feet to a 5/8 inch iron stake; thence South 09 degrees 31 minutes 29 seconds West and passing an iron pin found at 185.59 feet, in all a distance of 204.14 feet to a point in the center of Greer Road; thence with center of said road South 68 degrees 43 minutes 23 seconds West a distance of 112.20 feet to a point; thence South 73 degrees 47 minutes 29 seconds West a distance of 156.41 feet to a point; thence South 71 degrees 30 minutes 45 seconds West a distance of 253.46 feet to a point, said point being a corner of Bobby Cochran as recorded in Record Book 11, Page 2098, Register's Office of Hickman County, Tennessee; thence leaving center of said road with Cochran North 53 degrees 02 minutes 50 seconds West and passing an iron pin found at 29.30 feet, in all a distance of 658.92 feet to an iron pin found; thence North 35 degrees 25 minutes 23 seconds East a distance of 144.77 feet to an iron pin found, said iron pin being a corner of Cyrus Niccore as recorded in Record Book 16, Page 3448, Register's Office of Hickman County, Tennessee; thence North 31 degrees 14 minutes 55 seconds East a distance of 156.19 feet to an iron pin found; thence North 44 degrees 52 minutes 58 seconds West a distance of 189.48 feet to a wood fence post; thence North 28 degrees 56 minutes 39 seconds West a distance of 464.31 feet to a ½ inch rebar iron pin found with identification cap "Brewer 2393"; thence North 34 degrees 46 minutes 38 seconds East and passing a ½ inch

rebar iron pin found with identification cap "Brewer 2393" at 366.55 feet, in all a distance of 380.88 feet to a point in the center of a branch; thence with center of branch, North 71 degrees 52 minutes 19 seconds West a distance of 129.80 feet to a point at the intersection of the center of a branch and the center of Tatum Creek; thence with center of Tatum Creek North 07 degrees 16 minutes 58 seconds East a distance of 44.05 feet to a point; thence North 09 degrees 41 minutes 59 seconds West a distance of 109.81 feet to a point; thence North 23 degrees 40 minutes 18 seconds West a distance of 61.67 feet to a point; thence North 03 degrees 08 minutes 39 seconds East a distance of 83.07 feet to a point; thence North 13 degrees 21 minutes 03 seconds East a distance of 296.19 feet; which is the point of beginning, having an area of 57.29 acres, as surveyed by Scottie Brewer, 612 Longbranch Road, Hohenwald, TN 38462, R.L.S. TN License Number 2393, April 29, 2007.

Being the same property conveyed to Mark Barber and wife, Amy Barber, by deed from James G. Brewer and wife, Dianne P. Brewer, dated February 21, 2013, and of record in Book 31, Page 8403, in the Register's Office of Hickman County, Tennessee.

4. SUBJECT TO THE FOLLOWING:

- a. Taxes: 2024 Hickman County property taxes are a lien not yet due and payable. (2023 Hickman County property taxes are PAID in the amount of \$644.00.) This property is assessed to Mark Barber and wife, Amy Barber, as Map & Parcel 064-023.06.

If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603, et. seq.

- b. Subject to the right-of-way of Greer Road and Lick Creek Road.
- c. Title to any portion of said land lying in the bed or banks of any creeks, streams, branches or waterways crossing or abutting said land, the rights of upper and lower riparian owners to the free and unobstructed flow of the waters of said waterways, without diminution or pollution, and the consequence of any past or future change in the location of said waterways.
- d. The property described herein has been classified as forest land for tax assessment, levy and collection purposes and is subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1001, et seq.
- e. Spring water rights granted in Deed Book 86, Page 113, in the Register's Office of Hickman County, Tennessee.

- f. Rights of others to use of Greer Cemetery Road referenced in Deed Book 112, Page 847, in the Register's Office of Hickman County, Tennessee.
- g. Right, title and interest of others in and to that portion of the premises occupied by a cemetery and right of ingress and egress thereto from a public road.
- h. Deed of Trust, dated April 10, 2015, from MARK BARBER and AMY BARBER, husband and wife to T. Mike Estes, Trustee for the benefit of FARM CREDIT MID-AMERICA, FLCA recorded in Book 33, Page 3090, in the Register's Office of Hickman County, Tennessee, securing a note in the original principal sum of \$136,570.00 and other obligations described therein.
- i. Financing Statement from Mark Barber, as Debtor, to Greater Dickson Gas Authority, as Secured Party, in the amount of \$1,292.00 and recorded in Book 32, Page 7002, in the Register's Office of Hickman County, Tennessee.
- j. Notices of Lien in favor of Hickman County Solid Waste of record in Book 37, Page 7524, Book 39, 4381 and Book 43, Page 7946, in the Register's Office of Hickman County, Tennessee. (NOTE: Per Hickman County Solid Waste, the fees have been paid, but release fees in the amount of \$36.00 payable to the Hickman County Register of Deeds are due to file the releases.)
- k. 2023-2024 Hickman County solid waste fees have been paid in the amount of \$90.00.

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