

First American Title Insurance Company

**Transaction Identification Data for reference only:**

Issuing Agent: Tennessee Valley Title Insurance Co.  
Issuing Office: 800 S. Gay Street, Suite 1700, Knoxville, TN 37929  
Issuing Office's ALTA® Registry ID: 2715  
Loan ID Number:  
Commitment Number: 211167  
Issuing Office File Number: 211167  
Property Address: Middlebrook Pike, Knoxville, TN  
Revision Number: 1

**SCHEDULE A**

1. Commitment Date: November 16, 2021 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (06/17/06)  
Proposed Insured: JRG Development LLC, a Tennessee limited liability company  
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple with access easement.
4. The Title is, at the Commitment Date, vested in:  
Tract I: Karen Ballard Speegle and Calvin Walter Key  
Tract II: Karen Ballard Speegle
5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

Tennessee Valley Title Insurance Co.

By:

  
\_\_\_\_\_  
Carl W. Manning

*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; and 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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(211167.PFD/211167/9)

## First American Title Insurance Company

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all premiums and charges for policies, endorsement and services.
3. Furnish a properly executed Owner's Affidavit on attached form.
4. Payment of taxes as follows:

Tract I: CLT #107-058 (5.03 acres): 2021 County taxes are due and payable in the amount of \$378.00.

Tract II: CLT #105-057 (easement): 2021 County taxes are due and payable in the amount of \$21.00.

5. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - a. Properly executed and recorded Warranty Deed from Karen Ballard Speegle and Calvin Walter Key vesting fee simple title in JRG Development LLC, a Tennessee limited liability company.

NOTE: The Company reserves the right to make further requirements and/or exceptions upon (1) its review of the proposed documents creating the estate or interest to be insured, or (2) ascertaining other details of the transaction.

**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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.
3. Rights or claims of parties in possession not shown by the public records.

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**SCHEDULE B**  
(Continued)

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable, as of the date of this Policy.  
  
NOTE: Upon receipt of satisfactory Owner's Affidavit as required under Schedule B - Section 1, Items 3 and 6 hereinabove may be amended and/or deleted.
6. Taxes for the year 2022, which are not yet a lien and not yet due or payable, and all taxes for subsequent years.
7. Grant of Transmission Line Easement to the United States of America by deed dated November 3, 1964, and recorded in Deed Book 1270, page 218, and/or dated August 16, 1977, and recorded in Deed Book 1618, page 939 and/or dated September 17, 1964, and recorded in Deed Book 1265, page 690, all in the Knox County Register's Office.
8. Ingress and egress easement for the benefit of the real property adjoining on the west as conveyed by deed dated February 14, 1984, and recorded in Deed Book 1811, page 632, in the Knox County Register's Office.
9. Rights of others in the joint permanent easement providing access to Middlebrook Pike together with maintenance responsibilities associated therewith. See Instrument No. 200504140081738, in the Knox County Register's Office.
10. Covenants and restrictions filed of record in Deed Book 1459, page 249, in the office of the Knox County Register of Deeds, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
11. The policy, when issued, will not insure the exact square footage and/or acreage set out in the description in Schedule A hereof.
12. Matters depicted or disclosed by the survey of David M. Poe, RLS No. 1647, dated August 19, 2021, bearing Project No. 25357.

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(211167.PFD/211167/9)



First American Title Insurance Company

Commitment Number: 211167

**EXHIBIT A  
PROPERTY DESCRIPTION**

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

**TRACT I: SITUATED, LYING AND BEING** in the sixth (6th) Civil District of Knox County Tennessee and without the Corporate Limits of any Municipality being more particularly bounded and described as follows:

**BEGINNING** on an iron pin located in the southern right-of-way line of Middlebrook Pike said iron pin being 501 feet more or less in a southeasterly direction from the point of intersection of the centerline of Andes Road (if extended) with the southern right-of-way line of Middlebrook Pike corner common to West Town Christian Church; thence leaving the line of Middlebrook Pike and with the line of West Town Christian Church South 57 degrees 21 minutes 15 seconds West, 246.07 feet to a pipe **THE POINT OF BEGINNING** thence South 40 degrees 56 minutes 42 seconds East, 33.99 feet to an iron pin corner common to White Reality & Service Corporation (Instrument Number 200510050031501) thence continuing with the line of White Reality & Service Corporation South 40 degrees 56 minutes 42 seconds East, 355.25 feet to a pipe in the line of Patsy L. Sutton Living Trust (Instrument Number 201912230042477); thence leaving White Reality & Service Corporation and with the line of Patsy L. Sutton Living Trust North 88 degrees 11 minutes 01 second West, 842.26 feet to an iron pin corner common to The West Town Christian Church (Instrument Number 201711080029211) thence leaving the line of Patsy L. Sutton Living Trust and with the line of The West Town Christian Church the following two (2) calls: North 01 degree 59 minutes 10 seconds East, 284.78 feet to a pipe; thence South 88 degrees 16 minutes 56 seconds East, 577.15 feet to a pipe **THE POINT OF BEGINNING**, according to a survey by Batson, Himes, Norvell and Poe dated August 19, 2021 and bearing drawing number 25357-ALTA.


**BEING** the same property conveyed to Karen Ballard Speegle and Calvin Walter Key by Quitclaim Deed from Walter H. Ballard, widower, dated July 19, 2011, and recorded as Instrument No. 201107270004683, in the Knox County Register's Office.

**TRACT II: SITUATED, LYING AND BEING** in the sixth (6th) Civil District of Knox County Tennessee and without the Corporate Limits of any Municipality and consisting of a joint permanent easement for ingress and egress over property formerly belonging George G. Goosie and Jo Etta Goosie said easement being more particularly bounded and described as follows:

**BEGINNING** on an iron pin located in the southern right-of-way line of Middlebrook Pike said iron pin being 501 feet more or less in a southeasterly direction from the point of intersection of the centerline of Andes Road (if extended) with the southern right-of-way line of Middlebrook Pike corner common to West Town Christian Church; thence with the line of Middlebrook Pike South 59 degrees 31 minutes 50 seconds East, 56.02 feet to an iron pin, corner common to White Reality & Service Corporation (Instrument Number 200510050031501) thence leaving the line of Middlebrook Pike and with the line of White Reality & Service Corporation the following two (2) calls: South 57 degrees 12 minutes 03 seconds West, 242.04 feet to a pipe; thence North 87 degrees 52 minutes 38 seconds West, 29.78 feet to an iron pin in the line of Tract 1 thence leaving the line of White Reality & Service Corporation and with the line of Tract 1 North 40 degrees 56 minutes 42 seconds West, 33.99 feet to a pipe in the line of West Town Christian Church; thence with the line of West Town Christian Church North 57 degrees 21 minutes 15 seconds East, 246.07 feet to an iron pin **THE POINT OF BEGINNING** and containing 0.290 Acres according to a survey by Batson, Himes, Norvell and Poe dated August 19, 2021 and bearing drawing number 25357-ALTA.

**BEING** the same property conveyed to Karen Ballard Speegle by Quitclaim Deed from R. Stephen Goosie and Linda Goosie Coleman, dated October 13, 2017, and recorded as Instrument No. 201710130023494, in the Knox County Register's Office.



 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Commitment</b>	

**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 EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

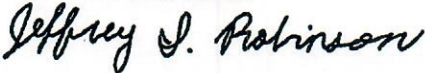
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment 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



Jeffrey S. Robinson, Secretary

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

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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;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

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- (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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