

17003515

3 PGS:AL-AFFIDAVIT FOR DEED

BATCH: 109147

03/27/2017 - 10:30 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

THIS INSTRUMENT PREPARED BY:
 Tennessee Valley Title Insurance Co.
 800 S. Gay Street, Suite 1700
 Knoxville, TN 37929
 File No. 78826 (JHH)

AFFIDAVIT

STATE OF TENNESSEE, CUMBERLAND COUNTY
JUDY GRAHAM SWALLOWS
 REGISTER OF DEEDS

COMES, JOSEPH H. HUIE, who after having been first duly sworn, does upon oath depose and say as follows:

Affiant is an attorney and was the preparer of the Warranty Deed from Renegade Resort, LLC, a Nevada limited liability company, to Eagles Nest, LLC, a Missouri limited liability company, dated as of April 23, 2004, and recorded in Book 1169, page 536, in the Cumberland County Register's Office. In said Warranty Deed, there appears a scrivener's error on Exhibit "B" attached thereto.

This Affidavit is given to correct such scrivener's error by substituting the Exhibit "B" attached hereto for the Exhibit "B" attached to the Warranty Deed.

FURTHER AFFIANT SAITH NOT.

Joseph H. Huie

 Joseph H. Huie

Sworn to and subscribed before me this 23rd day of March, 2017.

Ret Ref

Catherine B. Wilson

 Notary Public

My Commission Expires: 6/3/19



STATE OF TENNESSEE

COUNTY OF KNOX

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOSEPH H. HUIE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Vice President of TENNESSEE VALLEY TITLE INSURANCE CO., the within named bargainer, a Tennessee corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President.

WITNESS my hand and official seal at office this 23rd day of March, 2017.

Catherine B. Wilson

 Notary Public

My Commission Expires: 6/3/19

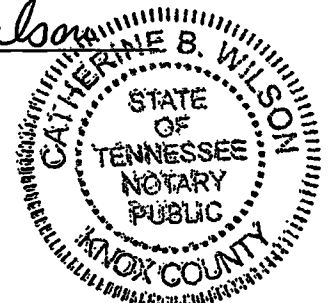


EXHIBIT "B"

- a. Title to that portion of the premises, if any located within the bounds of any cemetery, together with the right of ingress and egress thereto and the rights of internment and sepulcher.
- b. Easement conveyed to JL Wucher Company, LLC, and recorded in Book 1134, page 150, in the Cumberland County Register's Office, as the same may affect subject property.
- c. Right-of-way easement to the United States of America, dated September 11, 1979, of record in Deed Book 219, page 654, in the Cumberland County Register's Office, as the same may affect subject property.
- d. Reservation of minerals and mining rights in subject property of record in Deed Book 31, page 426, in the Cumberland County Register's Office, as the same may affect subject property.
- e. Reservation of minerals and mining rights in record in Deed Book 31, pages 445, in the Cumberland County Register's Office, as the same may affect subject property.
- f. Rights and privileges granted William E. Evans, et. al., by instrument of record in Misc. Book 81, page 377, in the Cumberland County Register's Office, as the same may affect subject property.
- g. Reservation of minerals and mining rights of record in Deed Book 261, page 49, in the Cumberland County Register's Office, as the same may affect subject property.
- h. Covenants and restrictions as set forth in Deed Book 124, page 5, as amended in Deed Book 347, page 76, in the Cumberland County Register's Office, only as the same may be applicable to the easements for ingress, egress and utilities as set forth herein.
- i. Right-of-way for a road 16 feet, more or less, wide, running southwest through the above land to the salting ground as described in Deed Book 66, page 168, in the Cumberland County Register's Office, as the same may affect subject property.
- j. Reservation of minerals and mining rights of record in Deed Book 71, page 41, in the Cumberland County Register's Office, as the same may affect subject property.
- k. Road right-of-way easement granted to the United States of America by Charles L. Smith of record in Deed Book 219, page 649, in the Cumberland County Register's Office, as the same may affect subject property.
- l. The right, if any, of others to use for road purposes so much of subject property as lies in any roadway.

continued

Exhibit "B"

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- m. Easement for ingress and egress in favor of the Cumberland County Playhouse, Inc., dated June 20, 1994, of record in Deed Book 470, page 388, in the Cumberland County Register's Office, as the same may affect subject property.
- n. Reservation of minerals contained in the deeds of record in Deed Book 366, page 53, Deed Book 343, page 499, and Deed Book 306, page 168, all in the Cumberland County Register's Office, as the same may affect subject property.
- o. Title to the minerals underlying the property described on Exhibit "A".