



(BID PACKAGE)

PRELIMINARY TERMS AND CONDITIONS OF SALE

4721 Hunters Point Pike, Lebanon TN 37087

Live On-Site Absolute Auction Event

Saturday, October 27th @ 11:00 AM

Preview at 9:00 AM Day of Auction

PRE-AUCTION OFFERS ARE WELCOME!

DIRECTIONS

From NASHVILLE, I-40 EAST, exit 238 onto US-231 NORTH towards LEBANON, the property is approximately 7 miles on the RIGHT, across the street from Carroll-Oakland Elementary School. LOOK for SIGNS!

REAL PROPERTY

Brick Home and Mobile Home located on approximately 11.08+/- Acres. The seller will convey the property by furnishing a general warranty deed, title Insurance and will be free of all liens.

PROPERTY INSPECTION

You are welcome to drive to the property, park, and walk around the home. Note there is a current renter in the Brick home. Please do not disturb. The renter is vacating the property before auction. Final inspection of the home will be available on the day of the sale, Saturday, October 27th @ 9:00 AM (2 Hours prior to the sale at 11:00 AM). Go to NashvilleAuctions.Com to view aerial pictures, video and other additional information about the property including a "BP - Bidders Package".

The auction company will furnish as much information about the property as possible. It is the purchaser's sole responsibility to: 1.) Perform all inspections (legal, environmental, title, economic or otherwise) of the property and improvements thereon and to be satisfied as to their condition prior to

bidding; 2.) Review all property information; 3.) Independently verify any information they deem important including information available in public records; and 4.) Inquire of public officials as to the applicability of and compliance with land use, zoning, building and health & safety codes and ordinances, and any other local, state or federal laws and regulations.

PROPERTY DISCLOSURES

All information contained in the auction brochure and all promotional materials, including, but not limited to, square footage, acreage, dimensions, map, taxes, etc. were provided by the sellers or was on record with Wilson County and is believed to be correct; however, neither the Sellers nor the Auction Company make any guarantee or warranty as to the accuracy or completeness of such information. If exact square footage is important, you should measure. Purchaser shall bear the responsibility to confirm all information relevant to the property prior to bidding. A clear termite letter will be provided to the buyer at the seller's expense.

DISCLAIMER

Personal on-site inspection of the property is recommended and bidders are advised to independently verify all information they deem important. As with all auctions in the state of Tennessee, we are selling AS IS, WHERE IS, with NO WARRANTIES EXPRESS OR IMPLIED whether oral or written with respect to the property, including, without limitation, any warranty as to its value, condition, acreage, square footage, suitability, merchantability, marketability, operability, zoning or subdivision regulations, mineral rights, water rights, environmental condition (including but not limited to lead base paint, radon gas, asbestos, or molds and mildews), or fitness for a particular use or purpose. No guarantees are given as to the availability or utilities or access, or the permitted or allowable uses on the property. At closing, this disclaimer is no different than purchasing with any other selling method.

BUYERS PREMIUM

A five-percent (5%) buyers premium calculated on the final bid price will be added to the final bid price to establish the final contract price paid by the buyer.

BIDDER REGISTRATION

Bidders must register to receive a bid number in order to place a bid on the property. The bid card is also a contract, read carefully before signing. You will be able to register on-site day of auction. **Save time and call to Pre-Register for the auction at 615.590.4242.** At the Auction, present your drivers license to the clerk to receive your bid card number. This number must be presented when the buyer is declared the final winning bidder.

TERMS

Immediately after the close of the auction, the declared final high bidder will be required to pay in U.S. funds, a non-refundable deposit of no less than Ten Thousand Dollars, cash, cashier check, money order or good check made payable to HALO Realty, LLC and sign an auction purchase contract and the supporting documents. The balance will be due at closing on or before Tuesday, November 20th, 2018 by 1:00 PM at Warranty Title Insurance Company. Make all financial arrangements prior to the sale. You may pay cash or get your own financing; however we are selling for cash with NO CONTINGENCIES.

CLOSING COSTS

Sellers Cost: At closing, the seller will furnish a general warranty deed, title insurance any seller's attorney's closing fees and any fees to the auctioneer. This property will be free of all back taxes and liens.

Purchasers Cost: At closing, the purchaser shall pay approximately +/- \$425.00 in closing costs plus any financing fees, if any, Tennessee State transfer tax, buyer's premium and recording costs. County Taxes for 2017 were approximately \$1,189.55 +/- and will be pro-rated at closing.

BANK FINANCING

May be available day of Auction.

You are not required to accept any Bank terms. If you decide to select the Bank terms offered, it is very important to contact the respective representative as soon as possible and discuss your particular financing needs. The lender can offer additional products that may be more attractive. The auction company does not represent the lender and does not receive any financial or other benefit. You can select your own financing company or accept the Bank terms,

however the auction is selling for cash with no financing or any other contingencies.

CLOSING

Closing is scheduled on or before Tuesday, November 20th, 2018 by 1:00 PM at Warranty Title Insurance Company located at 120 Anderson Lane, Hendersonville, TN 37075. Prior to the closing date of the contract, contact Melissa Rogers, the phone number is (615) 264.2718, the fax number is (615) 264.2946 and the email address is mrogers@warranty1952.com. If needed, for an additional charge, the closing attorneys can travel or mail documents to your location for closing.

BROKERS AGENCY DISCLOSURE

The Auctioneer is acting exclusively as the agent for the seller in this transaction. Broker and Auctioneer are to be paid a fee by the seller pursuant to separate written agreements. Auctioneer is not acting as agent for the purchaser in this transaction. Any third party real estate agent is not a subagent of the Auction Company and is to be paid by the seller. The seller, real estate broker, or the Auction Company, or any of their respective attorney or agents, shall not be liable to the purchaser for any relief, including, but not limited to, damages, rescission, reformation, allowance or adjustments, based on failure of the property to conform to any specific standard or expectation, or any third party documents or information, including, but not limited to, the amount of acreage or square footage of the property, the zoning of the property or the environmental condition of the property.

EQUAL OPPORTUNITY CLAUSE

All bidding is open to the public. The property is available to qualified purchasers without regard to a prospective purchaser's race, color, religion, sex, familial status, national origin or physical handicap.

DISPUTES / COLLUSION

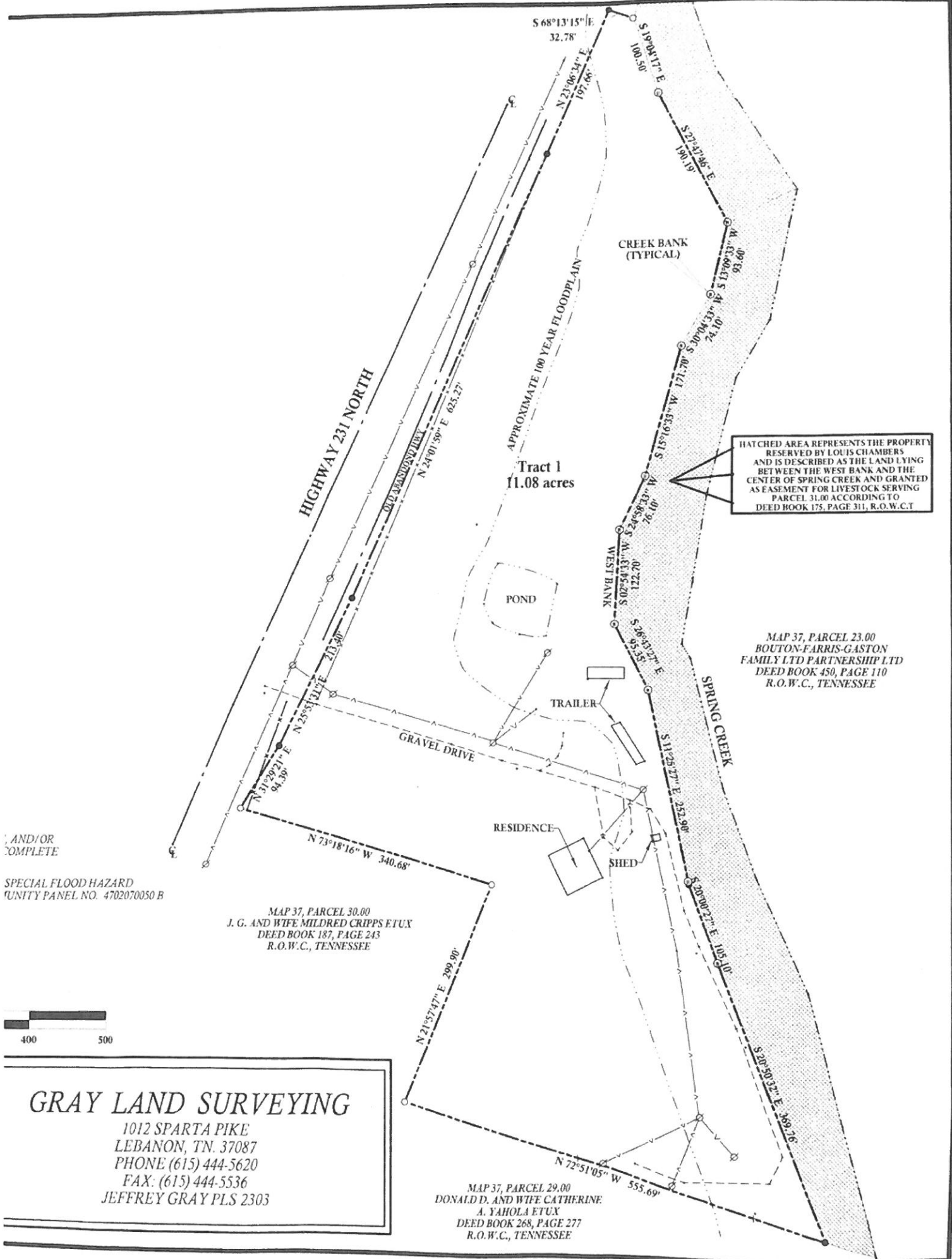
All decisions of the auctioneer are final as to the methods of bidding, disputes among bidders, increments of bidding and any other matters that may arise before, during and after the auction. Sellers reserve the right to deny any person admittance to the auction or expel anyone from the auction who attempts to disrupt the auction.

The federal antitrust laws prohibit collusion among bidders in restraint of interstate commerce. The penalties for violating the federal antitrust laws include criminal fines, imprisonment, injunctions and compensatory damages and attorneys fees. Collusion between bidders to refrain from bidding or limit the prices bid for the property is strictly prohibited.

ADDITIONAL QUESTIONS

The auction division of HALO Realty goes to great length to be as helpful as possible with your interest in the auction process. If you have never attended a real estate auction and have any questions about the bidding process or any other questions, feel free to call Mark Williams, Auctioneer direct at 615.590.4242. This is a very exciting way to purchase real estate at your price.

Announcements made day of sale take precedence over all other printed and Internet material.



HATCHED AREA REPRESENTS THE PROPERTY RESERVED BY LOUIS CHAMBERS AND IS DESCRIBED AS THE LAND LYING BETWEEN THE WEST BANK AND THE CENTER OF SPRING CREEK AND GRANTED AS EASEMENT FOR LIVESTOCK SERVING PARCEL 31.00 ACCORDING TO DEED BOOK 175, PAGE 311, R.O.W.C.T

MAP 37, PARCEL 23.00
 BOUTON-FARRIS-GASTON
 FAMILY LTD PARTNERSHIP LTD
 DEED BOOK 450, PAGE 110
 R.O.W.C., TENNESSEE

MAP 37, PARCEL 30.00
 J. G. AND WIFE MILDRED CRIPPS ETUX
 DEED BOOK 187, PAGE 243
 R.O.W.C., TENNESSEE

MAP 37, PARCEL 29.00
 DONALD D. AND WIFE CATHERINE
 A. YAHOLA ETUX
 DEED BOOK 268, PAGE 277
 R.O.W.C., TENNESSEE

AND/OR COMPLETE
 SPECIAL FLOOD HAZARD
 UNITY PANEL NO. 4702070050 B



GRAY LAND SURVEYING
 1012 SPARTA PIKE
 LEBANON, TN. 37087
 PHONE (615) 444-5620
 FAX: (615) 444-5536
 JEFFREY GRAY PLS 2303



UTILITY INFORMATION

Address 4721 Hunters Point Pike Lebanon TN. 37087

WATER

- Metro Water : 615.862.4800
- Madison Utility : 615.868.3201
- White House Water : 615.672.4110
White House Sewer : 615.672.3654
- Hendersonville Utility : 615.868.3201
(Water & Sewer)
- Portland Utility : 615.325.6776
(Water & Sewer)
- Greenbrier Utility : 615.643.4531
(Water & Sewer & Sanitation)
- Other City of Lebanon Water Dept. 615-444-0825
Septic System - No Sewer

GAS

- Piedmont Natural Gas : 615.862.4800
- Gallatin Gas : 615.868.3201
- Portland Gas : 615.672.4110
- Other NO GAS AVAILABLE

ELECTRIC

- Nashville Electric Services: 615.862.4800
- Cumberland Electric
White House: 615.862.4800
Portland: 615.325.4172
Gallatin: 615.452.3703
- Other Middle TN Electric Corp. 877-777-9020

CABLE | PHONE | INTERNET

- Comcast / Xfinity : 877.670.8193
- AT&T / Uverse : 866.746.4714
- DirecTV : 877.843.1484
- Dish Network : 888.612.0915
- Other _____

***Contact all utilities at least one week prior to closing date. Be prepared to supply a letter of a credit from previous utilities to avoid a deposit.

Office Use Only:

Date of Disconnect / Transfer: _____
Trash Company: _____
Trash Pick-Up Days: _____



SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 4721 Hunters Point Pike Lebanon TN 37087
PROPERTY ADDRESS

2 **The owner of this residential property discloses the following:**

3 According to the subsurface sewage disposal system permit issued for this property, this property is permitted for _____
4 (number of) bedrooms. A copy of the permit was obtained from the appropriate governmental permitting authority and
5 is attached to this disclosure.

6 I/We have requested a copy of the subsurface sewage disposal system permit issued for this property from the
7 appropriate governmental permitting authority. However, I/we were informed that

8 The file could not be located.

9 **OR**

10 A permit was not issued for this property.

11 As a result, I/we do not have any knowledge as to the number of bedrooms for which this property has been permitted.

12 **NOTE:** There may be additional information which may be of interest and/or concern to Buyers contained in the official file
13 with the Tennessee Department of Environment and Conservation, Groundwater Protection division located in the
14 county office regulating septic systems. This file may contain information concerning maintenance that has been
15 done on the system as well as any violations imposed by the state. Buyers are encouraged to obtain this information
16 and if of concern to them, to have a soil engineer interpret the contents of the file. Real estate licensees are not soil
17 engineers and are not experts who can provide an interpretation of the contents of the official file.

18 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
19 they have provided is true and accurate and acknowledge receipt of a copy:

20 The party(ies) below have signed and acknowledge receipt of a copy.

21 _____
22 **BUYER**

_____ **BUYER**

23 _____ at _____ o'clock am/ pm

_____ at _____ o'clock am/ pm

24 **Date**

Date

25 The party(ies) below have signed and acknowledge receipt of a copy.

26 Stephen D Underwood

Pat P. Underwood

27 **SELLER Stephen Underwood**

SELLER Patricia Underwood

28 8.23.18 at 11 AM o'clock am/ pm

8-23-18 at 11 o'clock am/ pm

29 **Date**

Date

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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RF208 – Subsurface Sewage Disposal System Permit Disclosure, Page 1 of 1

Version 01/01/2018

InstanetFORMS



LEAD-BASED PAINT DISCLOSURE

1 Federal law mandates that Sellers of housing constructed prior to 1978 must complete certain Lead-Based Paint
2 Disclosure requirements. These should be completed before the Buyer makes an offer and certainly before the
3 Seller accepts a purchase offer, otherwise the Buyer may not be obligated under any contract to purchase such
4 housing.

5 Lead Warning Statement

6 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978
7 is notified that such property may present exposure to lead from lead-based paint that may place young children at
8 risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological
9 damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
10 memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential
11 real property is required to provide the Buyer with any information on lead-based paint hazards from risk
12 assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards.
13 A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

14 Property Address: 4721 Hunters Point Pike Lebanon TN 37087

15 Seller Disclosure

16 Seller to check one box below:

- 17 Seller has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the
18 housing.
- 19 Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the housing and has
20 provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
21 paint hazards in the housing. List any records, reports and/or additional information, including but not limited
22 to the basis for the determination that lead-based paint and/or lead-based paint hazards exists, the location of
23 the lead-based paint and the conditions of the painted surfaces. This requirement includes records or reports
24 regarding common areas. It also includes records or reports of other residential dwellings in multifamily
25 housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-
26 based paint hazards in the target housing as a whole. If no reports or records are available, Seller shall
27 indicate as such.

30 Buyer Acknowledgment

- 31 1) Buyer has received copies of all records, reports and information listed above (if any);
- 32 2) Buyer has read the Lead Warning Statement (above) and understands its contents;
- 33 3) Buyer has received the lead hazard information pamphlet, "Protect Your Family From Lead In Your
34 Home" (Copies available at <http://www.hud.gov> and <http://www.epa.gov>);
- 35 4) Buyer has received a 10-day opportunity (unless the parties mutually agreed upon a different period of
36 time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment
37 or inspection for the presence of lead-based paint hazards. This opportunity is waived if Buyer checks the
38 second box below.

39 Buyer to check one box below:

- 40 Contract is subject to Buyer's approval of the results of a risk assessment or inspection of the property for the
41 presence of lead-based paint and/or lead-based paint hazards, to be completed at the Buyer's expense. This
42 contingency shall be satisfied within 10 calendar days after the Binding Agreement Date.

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43 Buyer *waives the opportunity to conduct a risk assessment or inspection* for the presence of lead-based paint
44 and/or lead-based paint hazards.

45 **Licensee Acknowledgment**

46 Licensees have informed the Seller of the Seller's obligations under 42 U.S.C. § 4852d, as amended, and are
47 aware of listing and selling licensees' duty to ensure compliance.

48 **Certification of Accuracy**

49 The Sellers, Buyers, and Licensees have reviewed the information above and certify, to the best of their
50 knowledge, that the information they have provided is true and accurate and they have received a copy hereof.

51 The parties agree that the Licensees' signatures on this document are for certification and acknowledgment
52 purposes only as required and do not make either said Licensee a party to the Purchase and Sale Agreement.

53 The party(ies) below have signed and acknowledge receipt of a copy.

54 <u>Stephen D. Underwood</u>	<u>Patricia P. Underwood</u>
55 SELLER Stephen Underwood	SELLER Patricia Underwood
56 <u>8-23-18</u> at <u>11 AM</u> o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	<u>8-23-18</u> at <u>11</u> o'clock <input checked="" type="checkbox"/> am/ <input type="checkbox"/> pm
57 Date	Date

58 The party(ies) below have signed and acknowledge receipt of a copy.

59 _____	_____
60 BUYER	BUYER
61 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
62 Date	Date

63 The party(ies) below have signed and acknowledge receipt of a copy.

64 <u>Mark Williams / Pete Mummert</u>
65 REAL ESTATE LICENSEE FOR SELLER
66 <u>Mark Williams / Pete Mummert</u>
67 <u>8/23/18</u> at <u>11</u> o'clock <input checked="" type="checkbox"/> am/ <input type="checkbox"/> pm
Date

68 The party(ies) below have signed and acknowledge receipt of a copy.

69 _____
70 REAL ESTATE LICENSEE FOR BUYER
71 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
72 Date

For Information Purposes Only:

Halo Realty, LLC
Listing Company

Mark Williams
Independent Licensee

Selling Company

Independent Licensee

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TENNESSEE RESIDENTIAL PROPERTY
CONDITION EXEMPTION NOTIFICATION

1 Property Address: 4721 Hunters Point Pike Lebanon TN 37087
2 Buyer:
3 Seller: Stephen Underwood & Patricia Underwood

4 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling
5 units to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a
6 residential property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property
7 transfers may be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the
8 buyers' and sellers' rights and obligations under the Act. A complete copy of the Act may be found at:
9 http://www.tn.gov/regboards/trec/law.shtml. (See Tenn. Code Ann. § 66-5-201, et seq.)

- 10 1. Sellers must disclose all known material defects, and must answer the questions on the Disclosure form in good faith to
11 the best of the seller's knowledge as of the Disclosure date.
12 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
13 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
14 occurred since the time of the initial Disclosure, or certify that there are no changes.
15 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s), or certain
16 information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn.
17 Code Ann. § 66-5-204).
18 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
19 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
20 agreed to in the purchase contract.
21 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes
22 paid.
23 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be
24 transmitted by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or
25 occurrence which had no effect on the physical structure of the property.
26 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form
27 only if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure
28 form (See Tenn. Code Ann. § 66-5-202).
29 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public
30 auctions, court orders, some foreclosures and bankruptcies, new construction with written warranty, or owner has not
31 resided on the property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
32 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
33 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by
34 the seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
35 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller
36 is not required to repair any such items.
37 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
38 disclaimer statement with no representations or warranties. (See Tenn. Code Ann. § 66-5-202).
39 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to
40 buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such
41 matters.
42 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although
43 licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.
44 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited

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Handwritten signatures: Sdu, PDU

45 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
46 disposal system permit.

47 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the
48 results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by
49 the Department of Environment and Conservation, and whether the property is located within a Planned Unit
50 Development as defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the
51 development's restrictive covenants, homeowner bylaws and master deed. Sellers must also disclose if they have
52 knowledge that the residence has ever been moved from an existing foundation to another foundation.

53 The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above
54 acknowledge that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this
55 information was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential
56 Property Condition Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential
57 Property Condition Exemption. Buyers and Sellers also acknowledge that they were advised to seek the advice of an attorney
58 on any legal questions they may have regarding this information or prior to taking any legal actions.

59 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must
60 provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The
61 information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee
62 or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers
63 may wish to obtain.

64 **Buyers and Sellers should be aware that any sales agreement executed between the parties will supersede this form as**
65 **to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified**
66 **below and/or the obligation of the buyer to accept such items "as is."**

67 The undersigned Seller of the property described as 4721 Hunters Point Pike
68 does hereby notify Buyer that said property is being offered without a Residential Property Condition Disclosure Statement
69 as provided by the Tennessee Residential Property Disclosure Act. This transfer is excluded under Tenn. Code Ann. § 66-5-
70 209 for the following reason(s):

- 71 This is a transfer pursuant to court order including, but not limited to, transfers ordered by a court in the
72 administration of an estate, transfers pursuant to a writ of execution, transfers by foreclosure sale, transfers by a
73 trustee in a bankruptcy, transfers by eminent domain and transfers resulting from a decree of specific performance.
- 74 This is a transfer to a beneficiary of a deed of trust by a trustor or successor in interest who is in default; transfers by
75 a trustee under a deed of trust pursuant to a foreclosure sale, or transfers by a beneficiary under a deed of trust who
76 has acquired the real property at a sale conducted pursuant to a foreclosure sale under a deed of trust or has acquired
77 the real property by a deed in lieu of foreclosure.
- 78 This is a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship,
79 conservatorship or trust.
- 80 This is a transfer from one (1) or more co-owners solely to one (1) or more co-owners. This provision is intended to
81 apply and only does apply in situations where ownership is by a tenancy by the entirety, a joint tenancy or a tenancy
82 in common and the transfer will be made from one (1) or more of the owners to another owner or co-owners holding
83 property either as a joint tenancy, tenancy in common or tenancy by the entirety.
- 84 This is a transfer made by virtue of the record owner's failure to pay federal, state or local taxes.
- 85 This is a transfer between spouses resulting from a decree of divorce or a property settlement stipulation.
- 86 This is a transfer made solely to any combination of a spouse or a person or persons in the lineal line of
87 consanguinity of one (1) or more of the transferors.
- 88 This is a transfer to or from any governmental entity of public or quasi-public housing authority or agency.
- 89 This is a transfer involving the first sale of a dwelling provided that the builder offers a written warranty.
- 90 This is a transfer of any property sold at public auction.
- 91 This is a transfer of any property where the owner has not resided on the property at any time within three (3) years
92 prior to the date of transfer.
- 93 This is a transfer from a debtor in a chapter 7 or a chapter 13 bankruptcy to a creditor or third party by a deed in lieu
94 of foreclosure or by a quitclaim deed.

95 Pursuant to Tenn. Code Ann. § 66-5-212, Sellers are required to disclose, in writing, the presence of any known exterior
96 injection well on the Property, whether the Sellers have knowledge that any single family residence on the Property has ever
97 been moved from an existing foundation to another foundation, whether the Sellers have knowledge of any percolation tests

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98 or soil absorption rates performed on the Property that are determined or accepted by the Tennessee Department of
 99 Environment and Conservation and the results of said tests and/or rates, and the presence of any known sinkholes. Sellers,
 100 pursuant to Tenn. Code Ann. § 66-5-213, are also required to disclose in writing if the Property is located in a Planned Unit
 101 Development and upon request, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws
 102 and master deed.

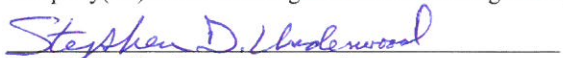
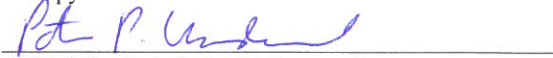
103 **CHECK ALL THAT APPLY:**

- | 104 | YES | NO | UNKNOWN | |
|-----|--------------------------|-------------------------------------|-------------------------------------|---|
| 105 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Seller knows of the presence of an exterior injection well on the Property. |
| 106 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Seller knows that a single family residence located on Property has been moved from an existing foundation to another foundation. |
| 107 | | | | |
| 108 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Seller knows of a percolation test(s) that has been performed on the Property that is determined or accepted by the Tennessee Department of Environment and Conservation. If yes, results of test(s) are attached. |
| 109 | | | | |
| 110 | | | | |
| 111 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Seller knows of soil absorption rate(s) that has been performed on the property that is determined or accepted by the Tennessee Department of Environment and Conservation. If yes, results of rate(s) are attached. |
| 112 | | | | |
| 113 | | | | |
| 114 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Seller knows of a sinkhole(s) present on the Property. A sinkhole is defined pursuant to Tenn. Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of limestone or dolostone strata resulting from groundwater erosion, causing a surface subsidence of soil, sediment, or rock and is indicated through the contour lines on the Property's recorded plat map." |
| 115 | | | | |
| 116 | | | | |
| 117 | | | | |
| 118 | | | | |
| 119 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 6. This Property is located in a Planned Unit Development. Planned Unit Development is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, controlled by one (1) or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk or type of use, density, lot coverage, open space, or other restrictions to the existing land use regulations." Upon request, Seller shall provide to buyers copies of the development's restrictive covenants, homeowner bylaws and master deed. Unknown is not an appropriate response under the statute. |
| 120 | | | | |
| 121 | | | | |
| 122 | | | | |
| 123 | | | | |
| 124 | | | | |
| 125 | | | | |
| 126 | | | | |
| 127 | | | | |

128 Buyer is advised that no representation or warranties, express or implied, as to the condition of the property and its
 129 improvements, are being offered by Seller except in the case where transfer involves the first sale of a dwelling in which
 130 builder offers a written warranty and those required by Seller pursuant to Tenn. Code Ann. §§ 66-5-212 and 66-5-213.
 131 Furthermore, the Buyer should make or have made on the Buyer's behalf a thorough and diligent inspection of the property.

132 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
 133 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
 134 the condominium association, as applicable, pursuant to Tennessee Code Annotated § 66-27-502.

135 The party(ies) below have signed and acknowledge receipt of a copy.

136		
137	SELLER Stephen Underwood	SELLER Patricia Underwood
138	<u>8.23.18</u> at <u>11 AM</u> o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	<u>8-23-18</u> at <u>11:00</u> o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
139	Date	Date

140 The party(ies) below have signed and acknowledge receipt of a copy.

141	_____	_____
142	BUYER	BUYER
143	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
144	Date	Date

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DISCLAIMER NOTICE

1 The Brokers and their affiliated licensees (hereinafter collectively "Licensees") involved in the Purchase and Sale
 2 Agreement (hereinafter "Agreement") regarding real estate located at
 3 4721 Hunters Point Pike Lebanon TN 37087 (hereinafter "Property")
 4 are not attorneys and are not structural or environmental engineers. They are engaged in bringing together buyers
 5 and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or informed
 6 opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all sellers and
 7 buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when making
 8 decisions about any of the following matters, including the selection of any professional to provide services on
 9 behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified
 10 professional", who complies with all applicable state/local requirements, which may include licensing, insurance,
 11 and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to
 12 purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough
 13 time to get an evaluation of the following matters from an independent, qualified professional. The matters listed
 14 below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with
 15 whom you work. These items are examples and are provided only for your guidance and information.

- 16 **1. THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional
 17 engineers or other independent, qualified professionals to ascertain the existence of structural issues, the
 18 condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the Property.
- 19 **2. THE CONDITION OF ROOFING.** Consult with a bonded roofing company for any concerns about the
 20 condition of the roof.
- 21 **3. HOME INSPECTION.** We strongly recommend that you have a home inspection, which is a useful tool for
 22 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning,
 23 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like
 24 the Tennessee Department of Commerce & Insurance (<http://tn.gov/commerce/>), the American Society of
 25 Home Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org),
 26 and Home Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency
 27 of an inspector, including whether he has complied with State and/or local licensing and registration
 28 requirements in your area. The home inspector may, in turn, recommend further examination by a specialist
 29 (heating-air-plumbing, etc.). **Failure to inspect typically means that you are accepting the Property "as
 30 is".**
- 31 **4. WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that
 32 you use the services of a licensed, professional pest control company to determine the presence of wood
 33 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the Property for any
 34 potential damage from such.
- 35 **5. ENVIROMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold,
 36 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-
 37 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate,
 38 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable
 39 professionals and inspectors in all areas of environmental concern.

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Version 01/01/2018

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InstanetFORMS

- 40 6. **SQUARE FOOTAGE.** There are many ways of measuring square footage. Information is sometimes
41 gathered from tax or real estate records on the Property. Square footage provided by builders, real estate
42 licensees, or tax records is only an **estimate** with which to make comparisons, but **it is not guaranteed**. It is
43 advised that you have a licensed appraiser determine actual square footage.
- 44 7. **CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A
45 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even
46 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things
47 happen. **NOTE:** A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion
48 (BPO), etc., while sometimes used to set an asking price or an offer price, is **not** an appraisal.
- 49 8. **BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, AND ACREAGE.** It is strongly advised
50 that you secure the services of a licensed surveyor for a full-stake boundary survey with all boundary lines,
51 easements, encroachments, flood zones, total acreage, etc., clearly identified. It is also advised that you **not**
52 rely on mortgage loan inspection surveys, previous surveys, plat data, or Multiple Listing Service (MLS) data
53 for this information, even if acceptable to your lender.
- 54 9. **ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES.** Zoning, codes,
55 covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental
56 repair requirements and related issues need to be verified by the appropriate sources in writing. If your
57 projected use requires a zoning or other change, it is recommended that you either wait until the change is **in**
58 **effect** before committing to a property or provide for this contingency in your Purchase and Sale Agreement.
- 59 10. **UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES.** The
60 availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water
61 supply, electric, gas, cable, internet, telephone, or other utilities and related services to the Property need to be
62 verified by the appropriate sources in writing. You should have a professional check access and/or
63 connection to public sewer and/or public water source and/or the condition of any septic system(s) and/or
64 wells. To confirm that any septic systems are properly permitted for the actual number of bedrooms, it is
65 recommended that sellers and/or buyers request a copy of the information contained in the file for the
66 Property maintained by the appropriate governmental permitting authority. If the file for this Property cannot
67 be located or you do not understand the information contained in the file, you should seek professional advice
68 regarding this matter. For unimproved land, septic system capability can only be determined by using the
69 services of a professional soil scientist and verifying with the appropriate governmental authorities that a
70 septic system of the desired type, size, location, and cost can be permitted and installed to accommodate the
71 size home that you wish to build.
- 72 11. **FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS.** It is recommended that
73 you have a civil or geotechnical engineer or other independent expert determine the risks of flooding,
74 drainage or run-off problems, erosion, land shifting, unstable colluvial soil, sinkholes and landfills. The risk
75 of flooding may increase and drainage or storm run-off pathways may change. Be sure to consult with the
76 proper governmental authorities, elevation surveyors, and flood insurance professionals regarding flood and
77 elevation certificates, flood zones, and flood insurance requirements, recommendations and costs.
- 78 12. **CONDEMNATION.** It is recommended that you investigate whether there are any pending or proposed
79 condemnation proceedings or similar matters concerning any portion of the Property with the State, County
80 and city/town governments in which the Property is located. Condemnation proceedings could result in all or
81 a portion of the Property being taken by the government with compensation being paid to the landowner.
- 82 13. **SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION.** It is advised that you independently
83 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other
84 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate
85 sources in writing.

John
PPM

86 **14. INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX**
87 **OFFENDERS.** You should consult with local, state and federal law enforcement agencies for information or
88 statistics regarding criminal activity at or near the Property, the presence of methamphetamine manufacturing,
89 or for the location of sex offenders in a given area.

90 **15. LEGAL AND TAX ADVICE.** You should seek the advice of an attorney and/or certified tax specialist on
91 any legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the
92 Property, or any other matters of concern, including those itemized in this Disclaimer Notice. Real estate
93 licensees are **not** legal or tax experts, and therefore cannot advise you in these areas.

94 **16. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS.** The furnishing of any
95 inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a
96 courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers
97 have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You
98 are advised to contact several sources and independently investigate the competency of any inspector,
99 contractor, or other professional expert, service provider or vendor and to determine compliance with any
100 licensing, registration, insurance and bonding requirements in your area.

101 **The Buyer/Seller acknowledges that they have not relied upon the advice, casual comments, or verbal**
102 **representations of any real estate licensee relative to any of the matters itemized above or similar matters.**
103 **The Buyer/Seller understands that it has been strongly recommended that they secure the services of**
104 **appropriately credentialed experts and professionals of the buyer's or seller's choice for the advice and**
105 **counsel about these and similar concerns.**

106 The party(ies) below have signed and acknowledge receipt of a copy.

107 Stephen D. Woodward Peter P. Woodard _____
108 **CLIENT/CUSTOMER (BUYER / SELLER)** **CLIENT/CUSTOMER (BUYER / SELLER)**

109 8-23-18 at 10:50 o'clock am/ pm _____ at _____ o'clock am/ pm
110 **Date** **Date**

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WORKING WITH A REAL ESTATE PROFESSIONAL

Pursuant to the Tennessee Real Estate Broker License Act, every Real Estate Licensee owes the following duties to every Buyer and Seller, Tenant and Landlord (collectively "Buyers" and "Sellers"):

1. To diligently exercise reasonable skill and care in providing services to all parties to the transaction;
2. To disclose to each party to the transaction any Adverse Facts of which Licensee has actual notice or knowledge;
3. To maintain for each party in a transaction the confidentiality of any information obtained by a Licensee prior to disclosure to all parties of a written agency agreement entered into by the Licensee to represent either or both parties in the transaction. This duty of confidentiality extends to any information which the party would reasonably expect to be held in confidence, except for any information required by law to be disclosed. This duty survives both the subsequent establishment of an agency relationship and the closing of the transaction;
4. To provide services to each party to the transaction with honesty and good faith;
5. To disclose to each party to the transaction timely and accurate information regarding market conditions that might affect such transaction only when such information is available through public records and when such information is requested by a party;
6. To give timely account for earnest money deposits and all other property received from any party to a transaction; and
7. A) To refrain from engaging in self-dealing or acting on behalf of Licensee's immediate family, or on behalf of any other individual, organization or business entity in which Licensee has a personal interest without prior disclosure of such personal interest and the timely written consent of all parties to the transaction; and
B) To refrain from recommending to any party to the transaction the use of services of another individual, organization or business entity in which the Licensee has an interest or from whom the Licensee may receive a referral fee or other compensation for the referral, other than referrals to other Licensees to provide real estate services, without timely disclosure to the party who receives the referral, the Licensee's interest in such a referral or the fact that a referral fee may be received.

In addition to the above, the Licensee has the following duties to his/her Client if the Licensee has become an Agent or Designated Agent in a transaction:

8. Obey all lawful instructions of the client when such instructions are within the scope of the agency agreement between the Licensee and Licensee's client;
9. Be loyal to the interests of the client. Licensee must place the interests of the client before all others in negotiation of a transaction and in other activities, except where such loyalty/duty would violate Licensee's duties to a customer in the transaction; and
10. Unless the following duties are specifically and individually waived in writing by a client, Licensee shall assist the client by:
 - A) Scheduling all property showings on behalf of the client;
 - B) Receiving all offers and counter offers and forwarding them promptly to the client;
 - C) Answering any questions that the client may have in negotiation of a successful purchase agreement within the scope of the Licensee's expertise; and
 - D) Advising the client as to whatever forms, procedures and steps are needed after execution of the purchase agreement for a successful closing of the transaction.

Upon waiver of any of the above duties contained in 10. above, a consumer must be advised in writing by such consumer's agent that the consumer may not expect or seek assistance from any other licensees in the transaction for the performance of said duties.

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AN EXPLANATION OF TERMS

42 **Facilitator/Transaction Broker (not an agent for either party).** The Licensee is not working as an agent for either party
 43 in this consumer's prospective transaction. A Facilitator may advise either or both of the parties to a transaction but cannot
 44 be considered a representative or advocate of either party. "Transaction Broker" may be used synonymously with, or in lieu
 45 of, "Facilitator" as used in any disclosures, forms or agreements. [By law, any licensee or company who has not entered into
 46 a written agency agreement with either party in the transaction is considered a Facilitator or Transaction Broker until such
 47 time as an agency agreement is established.]

48 **Agent for the Seller.** The Licensee's company is working as an agent for the property seller and owes primary loyalty to the
 49 seller. Even if the Licensee is working with a prospective buyer to locate property for sale, rent, or lease, the Licensee and
 50 his/her company are legally bound to work in the best interests of any property owners whose property is shown to this
 51 prospective buyer. An agency relationship of this type cannot, by law, be established without a written agency agreement.

52 **Agent for the Buyer.** The Licensee's company is working as an agent for the prospective buyer, owes primary loyalty to the
 53 buyer, and will work as an advocate for the best interests of the buyer. An agency relationship of this type cannot, by law, be
 54 established without a written buyer agency agreement.

55 **Disclosed Dual Agent (for both parties).** Refers to a situation in which the Licensee has agreements to provide services as
 56 an agent to more than one party in a specific transaction and in which the interests of such parties are adverse. This agency
 57 status may only be employed upon full disclosure to each party and with each party's informed consent.

58 **Designated Agent for the Seller.** The individual Licensee that has been assigned by his/her Managing Broker and is
 59 working as an agent for the Seller or property owner in this consumer's prospective transaction, to the exclusion of all other
 60 licensees in his/her company. Even if someone else in the Licensee's company represents a possible buyer for this Seller's
 61 property, the Designated Agent for the Seller will continue to work as an advocate for the best interests of the Seller or
 62 property owner. An agency relationship of this type cannot, by law, be established without a written agency agreement.

63 **Designated Agent for the Buyer.** The individual Licensee that has been assigned by his/her Managing Broker and is
 64 working as an agent for the Buyer in this consumer's prospective transaction, to the exclusion of all other licensees in his/her
 65 company. Even if someone else in the Licensee's company represents a seller in whose property the Buyer is interested, the
 66 Designated Agent for the Buyer will continue to work as an advocate for the best interests of the Buyer. An agency
 67 relationship of this type cannot, by law, be established without a written agency agreement.

68 **Adverse Facts.** "Adverse Facts" means conditions or occurrences generally recognized by competent licensees that have a
 69 negative impact on the value of the real estate, significantly reduce the structural integrity of improvements to real property
 70 or present a significant health risk to occupants of the property.

71 **Confidentiality.** By law, every licensee is obligated to protect some information as confidential. This includes any
 72 information revealed by a consumer which may be helpful to the other party IF it was revealed by the consumer BEFORE the
 73 Licensee disclosed an agency relationship with that other party. AFTER the Licensee discloses that he/she has an agency
 74 relationship with another party, any such information which the consumer THEN reveals must be passed on by the Licensee
 75 to that other party.

<p>76 <u>Stephen D. Underwood</u> 8.23.18</p> <p>77 Unrepresented Party Signature Date</p> <p>Stephen Underwood</p>	<p>76 <u>Patricia Underwood</u> 8-23-18</p> <p>77 Unrepresented Party Signature Date</p> <p>Patricia Underwood</p>
<p>78 <u>Mark Williams / Pete Mummert</u> 8/23-18</p> <p>79 Real Estate Licensee Date</p> <p>Mark Williams / Pete Mummert</p>	<p>78 _____</p> <p>79 Real Estate Company Date</p> <p>HALO Realty, LLC</p>

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CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this transaction:

The real estate transaction involving the property located at:

4721 Hunters Point Pike Lebanon TN 37087
PROPERTY ADDRESS

Form with fields for SELLER NAME, BUYER NAME, LICENSEE NAME, and checkboxes for agency status (e.g., Transaction Broker, Seller is Unrepresented, Designated Agent).

This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a property without an agency agreement) prior to execution of that listing agreement.

By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor acting as Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors Code of Ethics and Standards of Practice.

Handwritten signatures and dates for Seller (Stephen Underwood), Buyer (Patricia Underwood), and Listing Licensee (Mark Williams / Pete Mummert).

HALO Realty, LLC Listing Company / Selling Company

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700 Johnny Cash Parkway, Hendersonville TN 37075
Phone (615) 590-4242 • Office (615) 590-4240 • Fax (615) 822-8017

BUYER / BIDDER REGISTRATION

Buyer / Bidder Name: _____

Buyer / Bidder Email: _____

Buyer / Bidder Best Phone Number: _____

Buyer / Bidder Address: _____

Buyer / Bidder City, State and Zip: _____

The above Buyer / Bidder hereby wishes to register as a potential purchaser of the following auction being conducted by HALO Realty, LLC on the Property located at:

PROPERTY ADDRESS

TERMS: See "Bid Package" Preliminary Terms & Conditions located at our website at NashvilleAuctions.Com.

CONDUCT OF THE AUCTION: Each property is being sold on an AS-IS, WHERE-IS basis. It is encouraged that you complete an inspection of the property by an expert prior to the commencement of the auction sale. It is also encouraged that you have been pre-qualified financially for the purchase of this auction property. The Auctioneers are selling the property with no financial or any other contingencies. Conduct of the auction and increments of the bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or to expel anyone from the auction for any reason, including, but not limited to, interference with auction activities, creating a nuisance, canvassing, or soliciting. Announcements made day of sale take precedence over all other advertising and or the Bid Package.

A FIVE PERCENT BUYER'S PREMIUM CALCULATED ON THE FINAL BID PRICE WILL BE ADDED TO THE FINAL BID PRICE TO ESTABLISH THE FINAL CONTRACT PRICE.

The signatures below indicate acceptance of the above terms and conditions.

Bidder Signature

Date _____

Accepted by Mark Williams, Auctioneer / HALO Realty, LLC • TAC#5058

By: _____

Date