



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 7139 Kingston Rd CITY Fairview

2 SELLER'S NAME(S) Alexandra Czapleski & Michael Czapleski PROPERTY AGE 100+

3 DATE SELLER ACQUIRED THE PROPERTY 10/13/2005 DO YOU OCCUPY THE PROPERTY? Yes

4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? _____

5 (Check the one that applies) The property is a site-built home non-site-built home

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

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

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- 44 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although
45 licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.
- 46 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited
47 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
48 disposal system permit.
- 49 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the
50 results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by
51 the Department of Environment and Conservation, and whether the property is located within a Planned Unit
52 Development as defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the
53 development's restrictive covenants, homeowner bylaws and master deed. Sellers must also disclose if they have
54 knowledge that the residence has ever been moved from an existing foundation to another foundation.

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

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

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

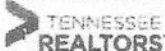
69 **INSTRUCTIONS TO THE SELLER**

70 Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly
71 label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this
72 statement to any person or entity in connection with any actual or anticipated sale of the subject property.

73 **A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:**

- | | | |
|---|---|---|
| 74 <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Garage Door Opener(s) (Number of openers <u> </u>) |
| 75 <input type="checkbox"/> Window Screens | <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Fireplace(s) (Number) <u>2</u> |
| 76 <input type="checkbox"/> Intercom | <input type="checkbox"/> Microwave | <input type="checkbox"/> Gas Starter for Fireplace |
| 77 <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Gas Fireplace Logs | <input type="checkbox"/> TV Antenna/Satellite Dish |
| 78 <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Smoke Detector/Fire Alarm | <input type="checkbox"/> Central Vacuum System and attachments |
| 79 <input type="checkbox"/> Spa/Whirlpool Tub | <input type="checkbox"/> Burglar Alarm | <input type="checkbox"/> Current Termite contract |
| 80 <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Patio/Decking/Gazebo | <input type="checkbox"/> Hot Tub |
| 81 <input checked="" type="checkbox"/> 220 Volt Wiring | <input type="checkbox"/> Installed Outdoor Cooking Grill | <input checked="" type="checkbox"/> Washer/Dryer Hookups |
| 82 <input type="checkbox"/> Sauna | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Pool |
| 83 <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> A key to all exterior doors | <input checked="" type="checkbox"/> Access to Public Streets |
| 84 <input checked="" type="checkbox"/> Sump Pump | <input type="checkbox"/> Rain Gutters | <input checked="" type="checkbox"/> Heat Pump |
| 85 <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Central Air | |
| 86 <input checked="" type="checkbox"/> Water Heater | <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar | |
| 87 <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | |
| 88 Garage <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached <input type="checkbox"/> Carport | | |
| 89 Water Supply <input type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Private <input type="checkbox"/> Utility <input checked="" type="checkbox"/> Other <u>Spring</u> | | |
| 90 Gas Supply <input type="checkbox"/> Utility <input checked="" type="checkbox"/> Bottled <input type="checkbox"/> Other | | |

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91 Waste Disposal City Sewer Septic Tank Other _____

92 Roof(s): Type Architectural Shingles Age (approx): 5 years

93 Other Items:

94
95

96 To the best of your knowledge, are any of the above NOT in operating condition? YES NO

97 If YES, then describe (attach additional sheets if necessary):

98
99
100

101 If leases are not assumable, it will be Seller's responsibility to pay balance.

102 **B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?**

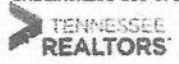
	YES	NO	UNKNOWN		YES	NO	UNKNOWN
103 Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104 Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
105 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106 Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107 Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108 Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111 Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
112 Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

113 If any of the above is/are marked YES, please explain: Logs exterior back needs repairing.
 114 Kitchen ceiling leaks sometimes ~~leak~~ w/ heavy rain. Basement floods w/ heavy rain.

115 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:**

	YES	NO	UNKNOWN
116 1. Substances, materials or products which may be environmental hazards such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, methamphetamine, contaminated soil or water, and/or known existing or past mold presence on the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
117			
118			
119			
120			
121 2. Features shared in common with adjoining land owners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
122			
123			
124 3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
125			
126 4. Any changes since the most recent survey of the property was done? Most recent survey of the property: <input type="checkbox"/> (check here if unknown)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127			
128			
129 5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
130			
131 6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
132			
133 7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
134			
135 8. Landfill (compacted or otherwise) on the property or any portion thereof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
136			

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		YES	NO	UNKNOWN
137	9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	10. Flooding, drainage or grading problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139	11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
140	12. Any past or present interior water intrusions(s) from outside home,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
141	standing water within foundation and/or basement?			
142	If yes, please explain. If necessary, please attach an additional sheet			
143	and any available documents pertaining to these repairs/corrections.			
144	Basement floods sometimes during			
145	heavy rain. put in sump pump.			
146				
147	13. Property or structural damage from fire, earthquake, floods, landslides,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148	tremors, wind, storm or wood destroying organisms?			
149	If yes, please explain (use separate sheet if necessary).			
150	Fire box in kitchen fireplace failed.			
151	Fire went into wall.			
152	If yes, has said damage been repaired? <u>Yes</u>			
153	14. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154	If yes, in what fire department's service area is the property located?			
155	<u>Williamson County</u>			
156	Is the property owner subject to charges or fees for fire protection,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	such as subscriptions, association dues or utility fees?			
158	15. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	"setback" requirements?			
160	16. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
161	17. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	18. A Condominium/Homeowners Association (HOA) which has any authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	over the subject property?			
164	Name of HOA: _____ HOA Address: _____			
165	HOA Phone Number: _____ Monthly Dues: _____			
166	Special Assessments: _____ Transfer Fees: _____			
167	Management Company: _____ Phone: _____			
168	Management Co. Address: _____			
169	19. Any "common area" (facilities such as, but not limited to, pools, tennis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
170	courts, walkways or other areas co-owned in undivided interest with others)?			
171	20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
172	21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173	or will affect the property?			
174	22. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
175	If yes, please explain, and include a written statement regarding payment			
176	information.			
177				
178				
179	23. Any exterior wall covering of the structure(s) covered with exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
180	insulation and finish systems (EIFS), also known as "synthetic stucco"?			
181	If yes, has there been a recent inspection to determine whether the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
182	has excessive moisture accumulation and/or moisture related damage?			
183	(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified			
184	professional inspect the structure in question for the preceding concern and provide a written report of the			
185	professional's finding.)			
186	If yes, please explain. If necessary, please attach an additional sheet.			
187				
188				
189	24. Is heating and air conditioning supplied to all finished rooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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190 If the same type of system is not used for all finished rooms, please explain.
191
192
193

- | | YES | NO | UNKNOWN |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 194 25. If septic tank or other private disposal system is marked under item (A), does it have adequate capacity and approved design to comply with present state and local requirements for the actual land area and number of bedrooms and facilities existing at the residence? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 195 | | | |
| 196 | | | |
| 197 | | | |
| 198 26. Is this property in a historical district or has it been declared historical by any governmental authority such that permission must be obtained before certain types of improvements or aesthetic changes to the property are made? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 199 | | | |
| 200 | | | |
| 201 27. Is there an exterior injection well anywhere on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 202 | | | |
| 203 28. Is seller aware of any percolation tests or soil absorption rates being performed on the property that are determined or accepted by the Tennessee Department of Environment and Conservation? If yes, results of test(s) and/or rate(s) are attached. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 204 | | | |
| 205 | | | |
| 206 29. Has any residence on this property ever been moved from its original foundation to another foundation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 207 | | | |
| 208 30. Is this property 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." Unknown is not a permissible answer under the statute. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 209 | | | |
| 210 | | | |
| 211 | | | |
| 212 | | | |
| 213 | | | |
| 214 | | | |
| 215 | | | |
| 216 31. Is a sinkhole 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." | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 217 | | | |
| 218 | | | |
| 219 | | | |
| 220 | | | |

221 D. CERTIFICATION. I/We certify that the information herein, concerning the real property located at
222 7139 Kingston Rd Fairview TN 37062
223 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
224 conveyance of title to this property, these changes will be disclosed in an addendum to this document.

225 Transferor (Seller) [Signature] Date 5/5/18 Time 10:30 am
226 Transferor (Seller) [Signature] Date 5/5/18 Time 10:30 am

227 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
228 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
229

230 Transferee/Buyer's Acknowledgment: I/We understand that this disclosure statement is not intended as a substitute for any
231 inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are
232 evident by careful observation. I/We acknowledge receipt of a copy of this disclosure.

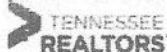
233 Transferee (Buyer) _____ Date _____ Time _____

234 Transferee (Buyer) _____ Date _____ Time _____

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

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. This form contains language that is in addition to the language mandated by the state of Tennessee pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act", Tennessee Code Annotated § 66-5-201, et seq. 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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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: 7139 Kingston Rd Fairview TN 37062

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**


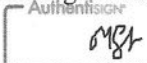


46 Licensees have informed the Seller of the Seller's obligations under 42 U.S.C. § 4852d, as amended, and are
47 aware of listing and selling licensees' duty to ensure compliance.

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 			
55 SELLER Alexandra Czaplinski	SELLER Michael Czaplinski	SELLER Octavia Campbell-Orde	SELLER Theodora Campbell-Orde
5/18/2018 4:24:07 AM CDT	5/18/2018 4:24:07 AM CDT	5/18/2018 4:24:07 AM CDT	5/21/2018 7:01:42 PM CDT

56 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ 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 am/ pm _____ at _____ o'clock am/ pm

62 **Date** **Date**

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

64 

65 **REAL ESTATE LICENSEE FOR SELLER**

66 **Chuck Simpson**

67 _____ at _____ o'clock am/ 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 am/ pm

72 **Date**

For Information Purposes Only:

Tim Thompson Premier Realtors
Listing Company

Selling Company

Chuck Simpson
Independent Licensee

Independent Licensee

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CONFIRMATION OF AGENCY STATUS

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

7 The real estate transaction involving the property located at:

8 7139 Kingston Rd Fairview TN 37062
9 PROPERTY ADDRESS

10 11	SELLER NAME: <u>Alexandra&Michael Czaplowski&Theodora,Octavia&John Campbell-Orde</u> LICENSEE NAME: <u>Chuck Simpson</u>	BUYER NAME: _____ LICENSEE NAME: _____
12 13	in this consumer's current or prospective transaction is serving as:	in this consumer's current or prospective transaction is serving as:
14 15	<input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).	<input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).
16 17	<input type="checkbox"/> Seller is Unrepresented.	<input type="checkbox"/> Buyer is Unrepresented.
18	<input type="checkbox"/> Agent for the Seller.	<input type="checkbox"/> Agent for the Buyer.
19 20 21	<input checked="" type="checkbox"/> Designated Agent for the Seller.	<input type="checkbox"/> Designated Agent for the Buyer.
19 20 21	<input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.	<input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.

22 This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer
23 to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a
24 property without an agency agreement) prior to execution of that listing agreement. This document also serves as
25 confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate
26 services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that
27 any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute
28 of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710
29 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. **This notice by itself, however, does not**
30 **constitute an agency agreement or establish any agency relationship.**

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

34 35	<u>Alexandra Czaplowski</u> <u>MSA</u> <u>05/20/2018</u> Seller Signature Date	_____ Buyer Signature Date
36 37	<u>Octavia Campbell-Orde</u> <u>Theodora Campbell-Orde</u> <u>05/20/2018</u> Seller Signature Date	_____ Buyer Signature Date
38 39	<u>Chuck Simpson</u> <u>05/18/2018</u> Listing Licensee Date	_____ Selling Licensee Date
40 41	<u>Tim Thompson Premier Realtors</u> Listing Company	_____ Selling Company

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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 7139 Kingston Rd Fairview TN 37062 (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.

- 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.

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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.

Authentisign <i>Alexandra Czapleski</i> ALEXANDRA CZAPLESKI	Authentisign <i>Michael Czapleski</i> MICHAEL CZAPLESKI	Authentisign <i>Theodora Campbell-Orde</i> THEODORA CAMPBELL-ORDE	Authentisign <i>Octavia Campbell-Orde</i> OCTAVIA CAMPBELL-ORDE	Authentisign <i>Theodora Campbell-Orde</i> THEODORA CAMPBELL-ORDE
CLIENT/CUSTOMER (BUYER) (SELLER) Alexandra & Michael Czapleski		CLIENT/CUSTOMER (BUYER) (SELLER) Theodora, Octavia & John Campbell-Orde		
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm		_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm		
Date		Date		

107
108
109
110

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SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 7139 Kingston Rd Fairview TN 37062
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**


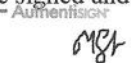


10 A permit was not issued for this property.

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 _____ BUYER BUYER _____
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    
27 Authentisign Authentisign Authentisign Authentisign Authentisign
28 Alexandra Czaplinski Michael Czaplinski Octavia Campbell-Orde Theodora Campbell-Orde
29 5/18/2018 12:11 PM 5/18/2018 12:11 PM 5/21/2018 7:01:35 PM CDT 5/21/2018 7:01:35 PM CDT
_____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm
Date **Date**

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