

PILKERTON REALTORS®

EST. 1969

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 2260 Harlan Rd

Columbia

TN 38401-7300

9 PROPERTY ADDRESS

10 SELLER NAME: Robert & Janice Gaskell

BUYER NAME: _____

11 LICENSEE NAME: Chuck Simpson

LICENSEE NAME: _____

12 in this consumer's current or prospective transaction is
13 serving as:

in this consumer's current or prospective transaction
is serving as:

14 Transaction Broker or Facilitator.
15 (not an agent for either party).

Transaction Broker or Facilitator.
(not an agent for either party).

16 Seller is Unrepresented.

Buyer is Unrepresented.

17 Agent for the Seller.

Agent for the Buyer.

18 Designated Agent for the Seller.

Designated Agent for the Buyer.

19 Disclosed Dual Agent (for both parties),
20 with the consent of both the Buyer and the Seller
21 in this transaction.

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 to
23 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 services
26 were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any
27 complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of
28 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® Code
33 of Ethics and Standards of Practice.

34 Robert Gaskell
35 Seller Signature Robert Gaskell Date _____

Buyer Signature _____ Date _____

36 Janice Gaskell
37 Seller Signature Janice Gaskell Date _____

Buyer Signature _____ Date _____

38 Chuck Simpson
39 Listing Licensee Chuck Simpson Date _____

Selling Licensee _____ Date _____

40 Pilkerton Realtors

41 Listing Company

Selling Company

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This form is copyrighted and may only be used in real estate transactions in which Mr. Chuck Simpson Jr. is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at 615-321-1477.



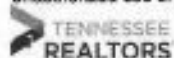
PILKERTON REALTORS®

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TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 2260 Harlan Rd CITY Columbia
2 SELLER'S NAME(S) Robert Gaskell Janice Gaskell PROPERTY AGE 16
3 DATE SELLER ACQUIRED THE PROPERTY 09/09/2014 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 units
7 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential
8 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may
9 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'
10 rights and obligations under the Act. A complete copy of the Act may be found at <http://www.lexisnexis.com/hottopics/tncode/>
11 (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 the
13 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 information
18 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-
19 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 paid.
24 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
25 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
26 had no effect on the physical structure of the property.
27 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
28 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
29 (See Tenn. Code Ann. § 66-5-202).
30 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
31 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the
32 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
33 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
34 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
35 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
36 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
37 not required to repair any such items.
38 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
39 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
40 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
41 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.

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- 42 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees
 43 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
 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 results
 48 of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the
 49 Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as
 50 defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive
 51 covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has
 52 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 acknowledge
 54 that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this information
 55 was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential Property Condition
 56 Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential Property Condition
 57 Exemption Notification. Buyers and Sellers also acknowledge that they were advised to seek the advice of an attorney on any
 58 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 INSTRUCTIONS TO THE SELLER

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

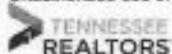
71 A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

- | | | |
|--|---|--|
| 72 <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers <u> </u>) |
| 73 <input checked="" type="checkbox"/> Window Screens | <input checked="" type="checkbox"/> Oven | <input type="checkbox"/> Fireplace(s) (Number) <u> 1 </u> |
| 74 <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Gas Starter for Fireplace |
| 75 <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Gas Fireplace Logs | <input checked="" type="checkbox"/> TV Antenna/Satellite Dish |
| 76 <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Smoke Detector/Fire Alarm | <input checked="" type="checkbox"/> Central Vacuum System and attachments |
| 77 <input checked="" type="checkbox"/> Spa/Whirlpool Tub | <input checked="" type="checkbox"/> Burglar Alarm | <input type="checkbox"/> Current Termite contract |
| 78 <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Patio/Decking/Gazebo | <input type="checkbox"/> Hot Tub |
| 79 <input checked="" type="checkbox"/> 220 Volt Wiring | <input type="checkbox"/> Installed Outdoor Cooking Grill | <input checked="" type="checkbox"/> Washer/Dryer Hookups |
| 80 <input type="checkbox"/> Sauna | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Pool |
| 81 <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> A key to all exterior doors | <input checked="" type="checkbox"/> Access to Public Streets |
| 82 <input type="checkbox"/> Sump Pump | <input checked="" type="checkbox"/> Rain Gutters | <input checked="" type="checkbox"/> Heat Pump |
| 83 <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Central Air | |
| 84 <input checked="" type="checkbox"/> Water Heater | <input checked="" type="checkbox"/> Electric | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar |
| 85 <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | |
| 86 Garage: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached <input type="checkbox"/> Carport | | |
| 87 Water Supply: <input checked="" type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other _____ | | |
| 88 Gas Supply: <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled <input type="checkbox"/> Other _____ | | |
| 89 Waste Disposal: <input checked="" type="checkbox"/> City Sewer <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other _____ | | |

90 Roof(s): Type Demential Age (approx): 10 yrs.

91 Other Items:

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To the best of your knowledge, are any of the above NOT in operating condition? YES NO
If YES, then describe (attach additional sheets if necessary):

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

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

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

111 If any of the above is/are marked YES, please explain:
112

113 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:** YES NO UNKNOWN

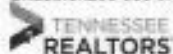
114 1. Substances, materials or products which may be environmental hazards 115 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel 116 or chemical storage tanks, contaminated soil or 117 water, on the subject 118 property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
119 2. Features shared in common with adjoining land owners, such as walls, but 120 not limited to, fences, and/or driveways, with joint rights and obligations 121 for use and maintenance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122 3. Any authorized changes in roads, drainage or utilities affecting the 123 property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124 4. Any changes since the most recent survey of the property was done? 125 Most recent survey of the property: _____ (Date)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126 5. Any encroachments, easements, or similar items that may affect your 127 ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128 6. Room additions, structural modifications or other alterations or 129 repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130 7. Room additions, structural modifications or other alterations or 131 repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132 8. Landfill (compacted or otherwise) on the property or any portion 133 thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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		YES	NO	UNKNOWN
137				
138	12. Property or structural damage from fire, earthquake, floods, or landslides?,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
139	If yes, please explain (use separate sheet if necessary).			
140				
141				
142	If yes, has said damage been repaired? _____			
143	13. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144	If yes, in what fire department's service area is the property located?			
145	_____ <u>Neapolis</u> _____			
146	Is the property owner subject to charges or fees for fire protection,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147	such as subscriptions, association dues or utility fees?			
148	14. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149	"setback" requirements?			
150	15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151	16. Subdivision and/or deed restrictions or obligations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152	17. A Condominium/Homeowners Association (HOA) which has any authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153	over the subject property?			
154	Name of HOA: _____ HOA Address: _____			
155	HOA Phone Number: _____ Monthly Dues: _____			
156	Special Assessments: _____ Transfer Fees: _____			
157	Management Company: _____ Phone: _____			
158	Management Co. Address: _____			
159	18. Any "common area" (facilities such as, but not limited to, pools, tennis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	courts, walkways or other areas co-owned in undivided interest with others)?			
161	19. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	or will affect the property?			
164	21. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	If yes, please explain, and include a written statement regarding payment			
166	information.			
167				
168				
169	22. Any exterior wall covering of the structure(s) covered with exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
170	insulation and finish systems (EIFS), also known as "synthetic stucco"?			
171	If yes, has there been a recent inspection to determine whether the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
172	has excessive moisture accumulation and/or moisture related damage?			
173	<i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>			
174	<i>professional inspect the structure in question for the preceding concern and provide a written report of the professional's</i>			
175	<i>finding.)</i>			
176	If yes, please explain. If necessary, please attach an additional sheet.			
177				
178				
179	23. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
180	24. Is seller aware of any percolation tests or soil absorption rates being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
181	performed on the property that are determined or accepted by			
182	the Tennessee Department of Environment and Conservation?			
183	If yes, results of test(s) and/or rate(s) are attached.			
184	25. Has any residence on this property ever been moved from its original	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
185	foundation to another foundation?			

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YES NO UNKNOWN

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26. 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. YES NO UNKNOWN
27. 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." YES NO UNKNOWN
28. Was a permit for a subsurface sewage disposal system for the Property issued during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If yes, Buyer may have a future obligation to connect to the public sewer system. YES NO UNKNOWN

204 D. CERTIFICATION. I/We certify that the information herein, concerning
205 the real property located at

206 2260 Harlan Rd Columbia TN 38401-7300

207 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
208 conveyance of title to this property, these changes will be disclosed in an addendum to this document.

209 Transferor (Seller) Bobby A. Hull Date 5-13-19 Time 6:00 AM

210 Transferor (Seller) Janice Makille Date 5-13-19 Time 6:00 AM

211 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
212 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
213

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

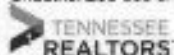
217 Transferee (Buyer) _____ Date _____ Time _____

218 Transferee (Buyer) _____ Date _____ Time _____

219 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
220 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
221 the condominium

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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EST. 1969

SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 2260 Harlan Rd Columbia TN 38401-7300
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 3
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 done
15 on the system as well as any violations imposed by the state. Buyers are encouraged to obtain this information and
16 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

24 Date

_____ at _____ o'clock am/ pm

Date

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

26 Robert Gaskell
27 SELLER Robert Gaskell

26 Janice Gaskell
27 SELLER Janice Gaskell

28 5-14-19 at _____ o'clock am/ pm

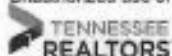
29 Date

5-14-19 at _____ o'clock am/ pm

Date

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**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION
PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM**

Issued to: <u>Davenport Properties</u> Dept, Developer, Contractor, Installer, Etc. Location: <u>Lot #4 Glennridge S/D</u>	Evaluation Based Upon: <input checked="" type="checkbox"/> 1. Soil typing by Soil Scientist <input type="checkbox"/> a. General <input checked="" type="checkbox"/> b. High Intensity <input type="checkbox"/> c. Extra High Intensity <input type="checkbox"/> 2. Soil Percolation Test <input type="checkbox"/> 3. Environmental Specialist Estimated Absorption Rate: <u>45/60</u> MPI	Type of System: <input type="checkbox"/> 1. Conventional <input type="checkbox"/> 2. Low Pressure Pipe <input type="checkbox"/> 3. Mound <input type="checkbox"/> 4. Lagoon <input checked="" type="checkbox"/> 5. Large Diameter Gravelless Pipe 10" <input type="checkbox"/> a. Sand backfill required <input type="checkbox"/> 6. Other
Installation: <input checked="" type="checkbox"/> 1. New Installation <input type="checkbox"/> 2. Repair to Existing System Establishment: <input checked="" type="checkbox"/> 1. Residential: # Bedrooms <u>3</u> <input type="checkbox"/> 2. Other: _____ (specify) Gal/Day _____	Approval based upon: Statute No. <u>T.C.A. 68-221-403</u> <input type="checkbox"/> (c) Percolation test <input type="checkbox"/> (d) Grandfather clause, Current standards except those specified <input checked="" type="checkbox"/> (f) 12" (karst) and 6" (non-karst) buffer required <input type="checkbox"/> (i) 9" buffer required (24"-36" total soil depth) <input type="checkbox"/> (k) Grandfather clause — meets June 30, 1990 standards (repair only) <input type="checkbox"/> Other _____	

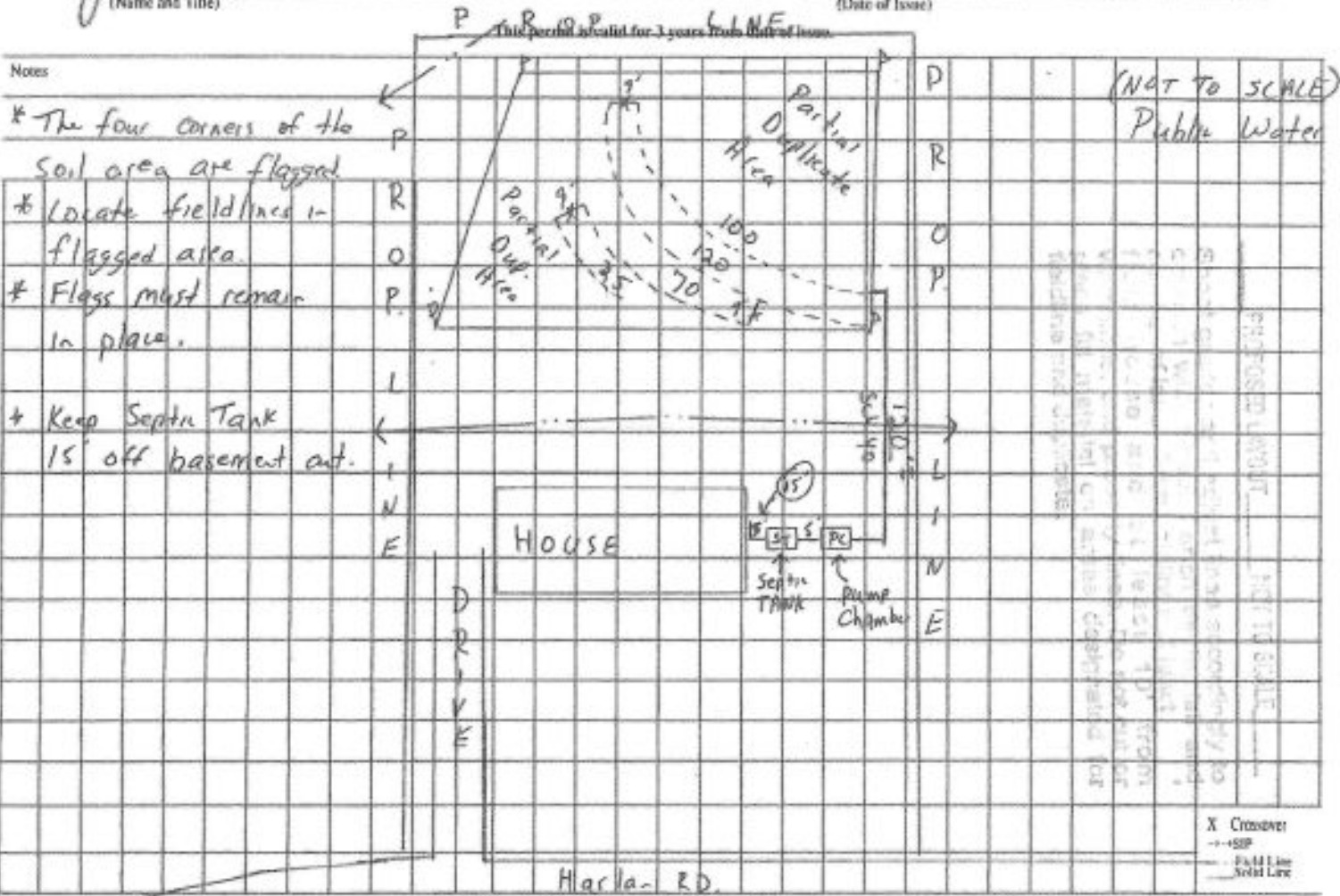
This system shall consist of a two compartment septic tank holding 900 MG gallons, with 315 linear feet in 4± trenches, 18-24 inches wide and 24-30 inches deep. (Depth of gravel: N/A inches)

Also required:
 1. Soil Improvement Practice (SIP)
 2. Flow Diversion Valve
 3. Sewage Pump Effluent Type
 4. Other: 1,000 gallon pump chamber
* Contact TDEC at time of installation for pump requirements. 380-3371

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.

By Male Davenport Jr (Signature of Recipient) Date 6-3-03
 Issued at Columbia Tennessee, in Maury County
 By Jamie Ray ESI (Name and Title) Date 5/30/03 (Date of Issue)



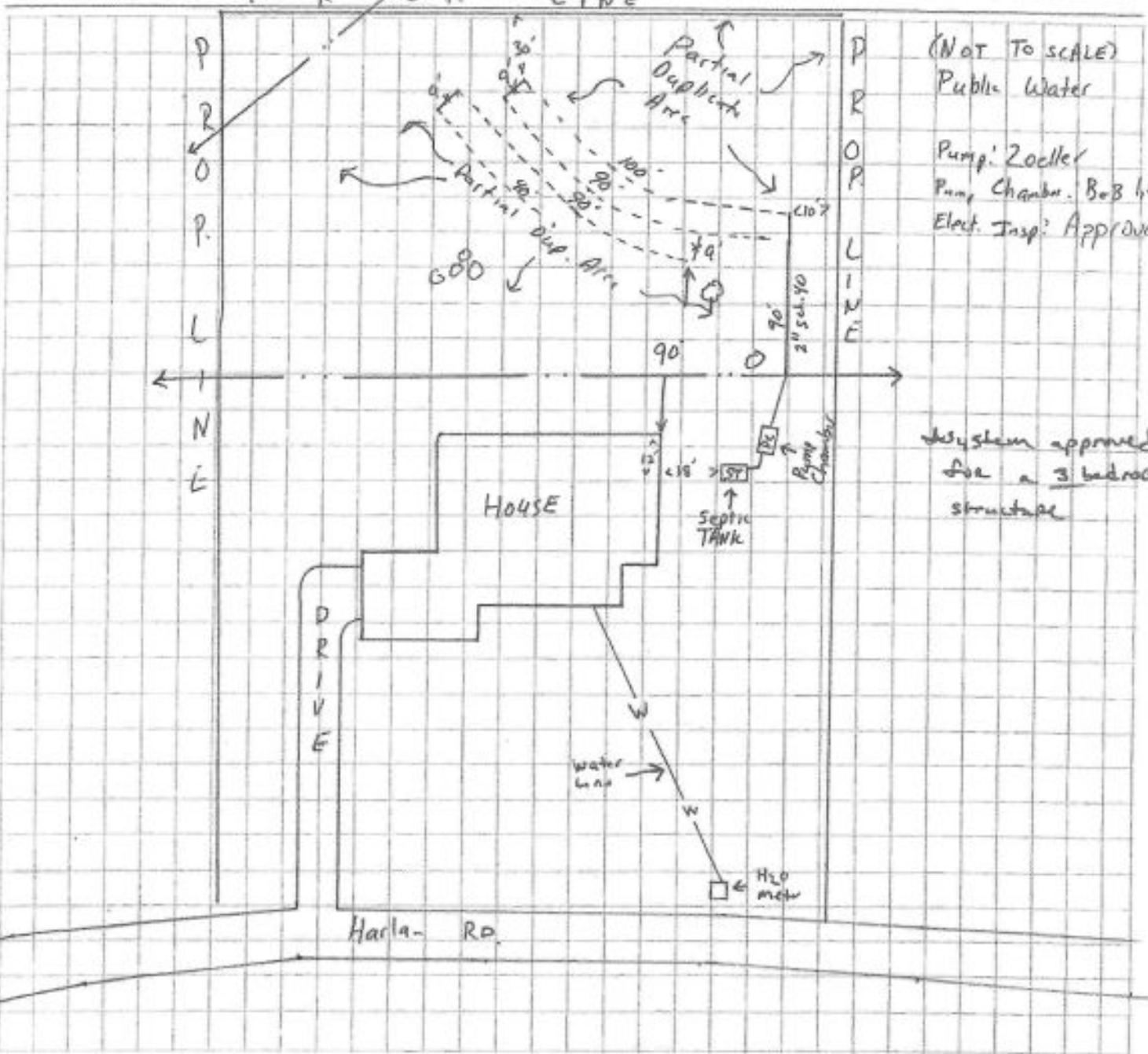
This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.



CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Daveport Properties
 Owner, Developer, Contractor, Installer, Etc.
 Location: Lot #4 Glenridge S/P

Type of system
 1. Conventional
 2. Low Pressure Pipe
 3. Mound
 4. Lagoon
 5. Large Diameter Gravelless Pipe 10"
 (a) Sand backfill required Yes () No ()
 6. Other _____
 B&B _____ 1000 _____ Septic Tank
 (type) (volume)
 Estimated Absorption Rate: _____ 45/60 _____
 (minutes per inch)
 New Installation Repair Other
 Installed by: P. Prince



Construction Approved By: Jamie Ray ESI (Name and Title) 9/30/03 (Date)



**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
APPLICATION FOR GROUND WATER PROTECTION SERVICES**

1. SERVICE REQUESTED: (check service)	APPLICANT COMPLETE QUESTIONS:	FEE DUE	PTBMS CODES V689 Code Supp/Code
_____ Septic System Construction Permit			
_____ Dwelling	2, 3, 4, 7, 8, 9	\$ _____	78064 Yes
_____ Commercial: god	2, 3, 4, 7, 8, 9	\$ _____	78064 Yes
_____ System Modification	2, 3, 4, 7, 8, 9	\$ _____	78064 Yes
_____ Repair	2, 3, 4, 7, 8, 9	\$ _____	78032
_____ Inspection Letter	2, 3, 5, 7, 8, 9	\$ _____	78030
_____ Water Sample			
_____ Total Coliform	2, 3, 6, 7, 8, 9	\$ _____	79036 Yes
_____ Fecal Coliform	2, 3, 6, 7, 8, 9	\$ _____	78038 Yes
_____ Alternative System Permit*		\$ _____	78068
_____ Large Conventional System Plan Review*		\$ _____	78090
_____ Large Alternative System Plan Review*		\$ _____	78090
_____ Experimental System Plan Review*		\$ _____	78072
_____ Subdivision Evaluation: Lots: _____*		\$ _____	78064
_____ Soil Mapping: Type _____ Acres _____*		\$ _____	
_____ Installer Permit: Type(s) _____*		\$ _____	78026 Yes
_____ Pumper Permit*		\$ _____	78028
_____ Plat Approval — Individual Lot		\$ _____	78029
_____ Domestic Septage Disposal Site Permit		\$ _____	78031

*Applicant may review these service requests with Environmental Specialist prior to processing application.

2. **LANDOWNER:** Names: Davenport Properties Inc. **APPLICANT** Name: _____ **ORIGINAL OWNER** Name: _____
 Address: 2981 Jackson Rd Address: _____
Spring Hill TN 37174 Day Phone: _____
 Day Phone: _____

3. **LOCATION OF LOT OR SITE:** a) In a subdivision? yes b) Name: Glen Ridge Lot # 14
 b) Non-Subdivision _____ Give specific directions and address to the lot or site: _____

4. **FOR SDDS PERMIT ONLY:** a) Size of lot _____ b) Number of Bedrooms 3
 c) How many occupants? _____ d) Excavated Basement? Yes X No _____
 e) Basement Plumbing Fixtures? Yes _____ No X
 f) Amount of water used monthly (gallons) _____
 g) Water Supply: Public X Well _____ Spring _____
 h) Is the lot staked? yes If not, date it will be staked: _____
 Is the house staked? yes If not, date it will be staked: _____
 i) Installer, if known: _____

5. **FOR INSPECTION LETTER ONLY:** Will pick up _____ Please mail _____
 a) Age of house _____ b) Is house vacant? _____ How long? _____
 c) Original sewage system inspected _____
 d) Date of previous repairs _____ Inspected _____
 e) Is waste water "backing up" into plumbing fixtures? _____ Surfacing on the ground? _____
 f) All waste water including washing machines routed into septic tank _____

6. **FOR WATER SAMPLE ONLY:** a) Source of Supply: Spring _____ Well _____
 b) Is there an outside faucet? _____ c) Is the source chlorinated? _____
 d) For Wells: Is the casing 6" above the ground? _____ Is a sanitary seal on the casing? _____

7. MAKE A ROUGH SKETCH ON BACK OF THIS **WHITE** PAGE SHOWING DIRECTIONS TO PROPERTY, PROPERTY LINES, HOUSE SITE, WELL LOCATION, SPRING LOCATION, PLANNED DRIVEWAY AND UTILITIES.

8. ALL FEES DUE IN ADVANCE AND ARE NON-REFUNDABLE (except upon appeal). See Fee Schedule on reverse. Make check payable to: **TREASURER, STATE OF TENNESSEE**

9. I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above named landowner to submit this Application for Environmental Services to the Division of Ground Water Protection.

DATE: 5-29-03 SIGNATURE: Dave Davenport AMOUNT PAID: \$ 200 RECEIPT NUMBER 088-2774

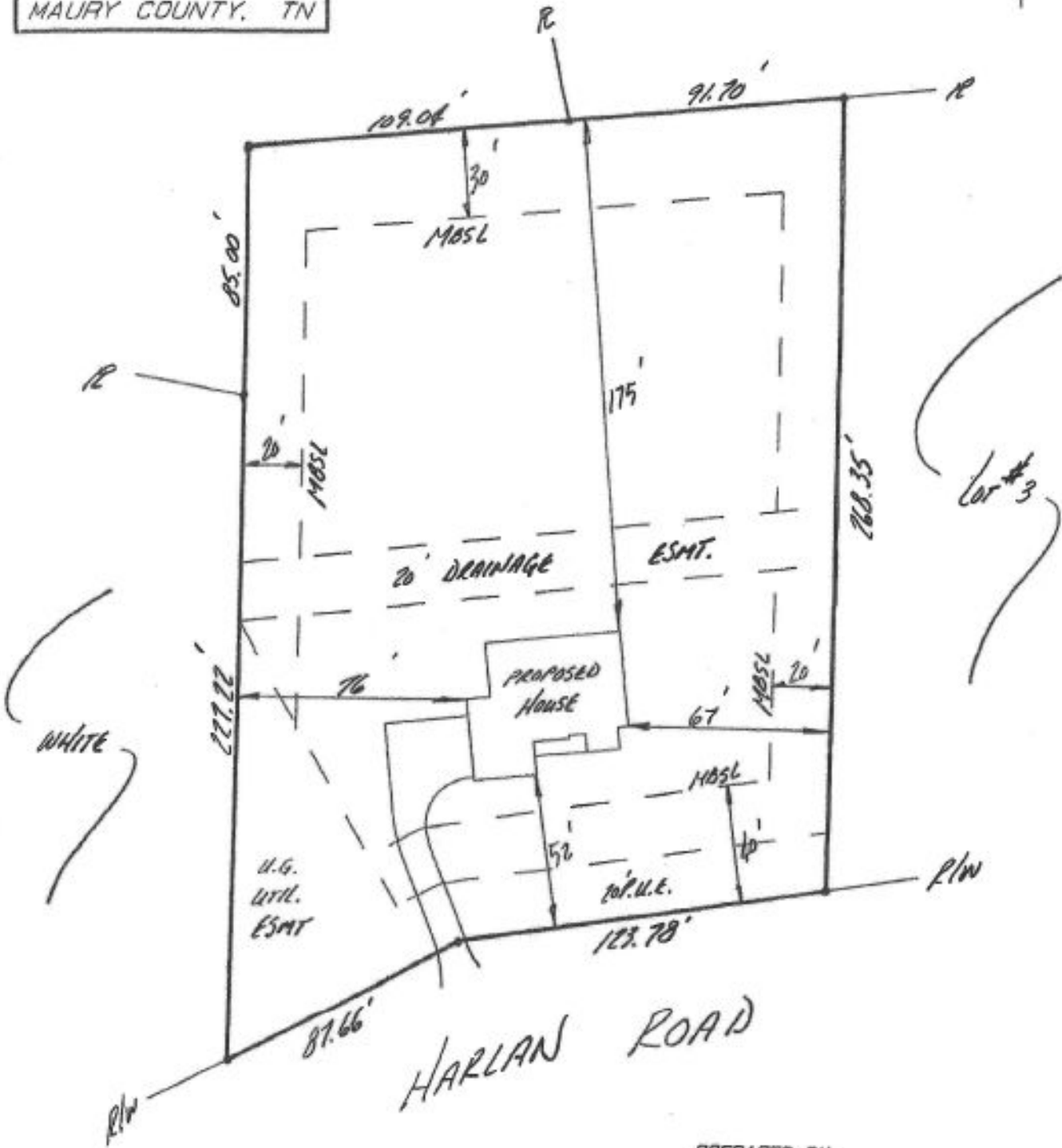
White: File Canary: Owner

SITE PLAN
LOT NO. 4

GLENNRIDGE
SUBDIVISION
SECTION 1
MAURY COUNTY, TN

DATE: 05-28-03
SCALE: 1" = 50'

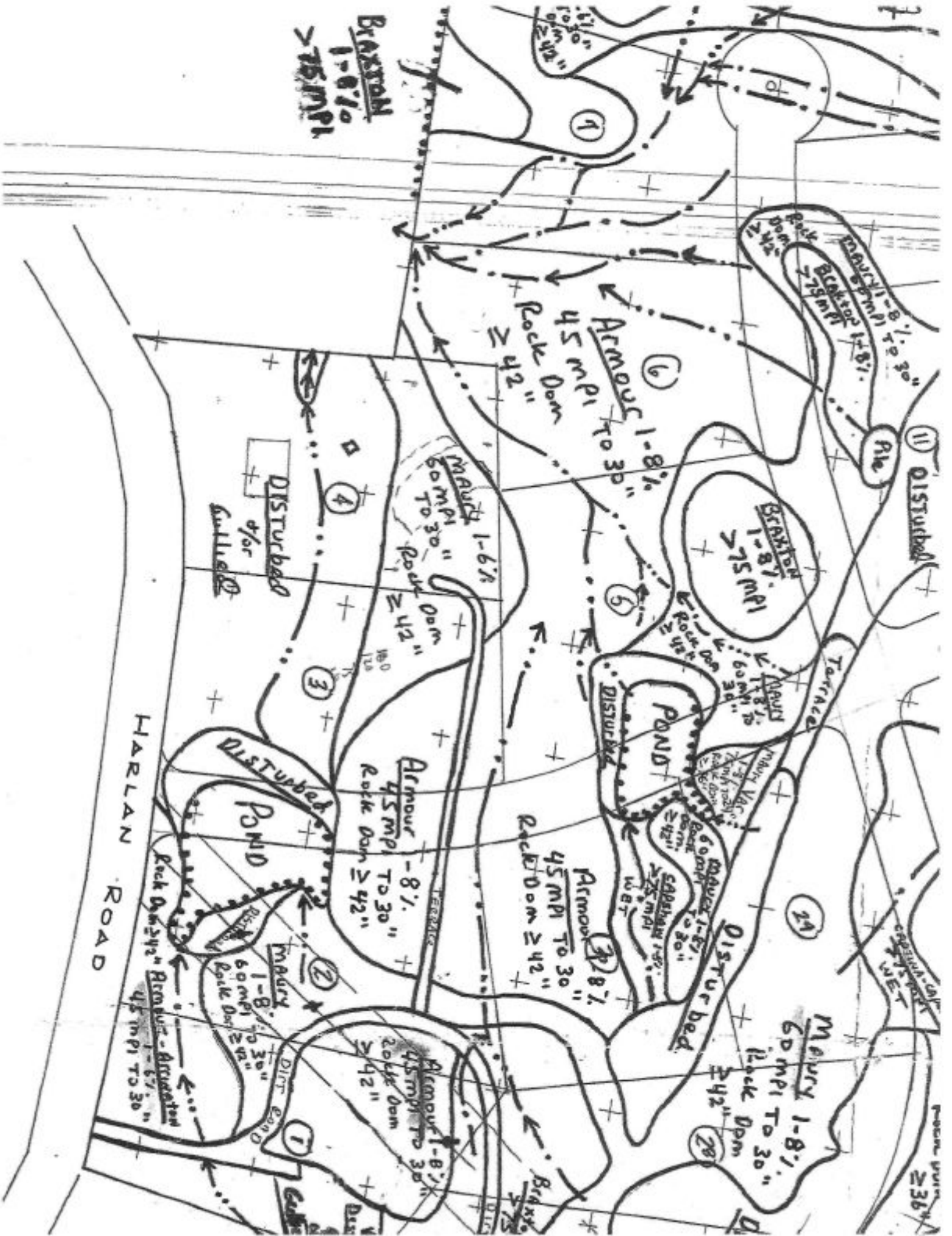
2



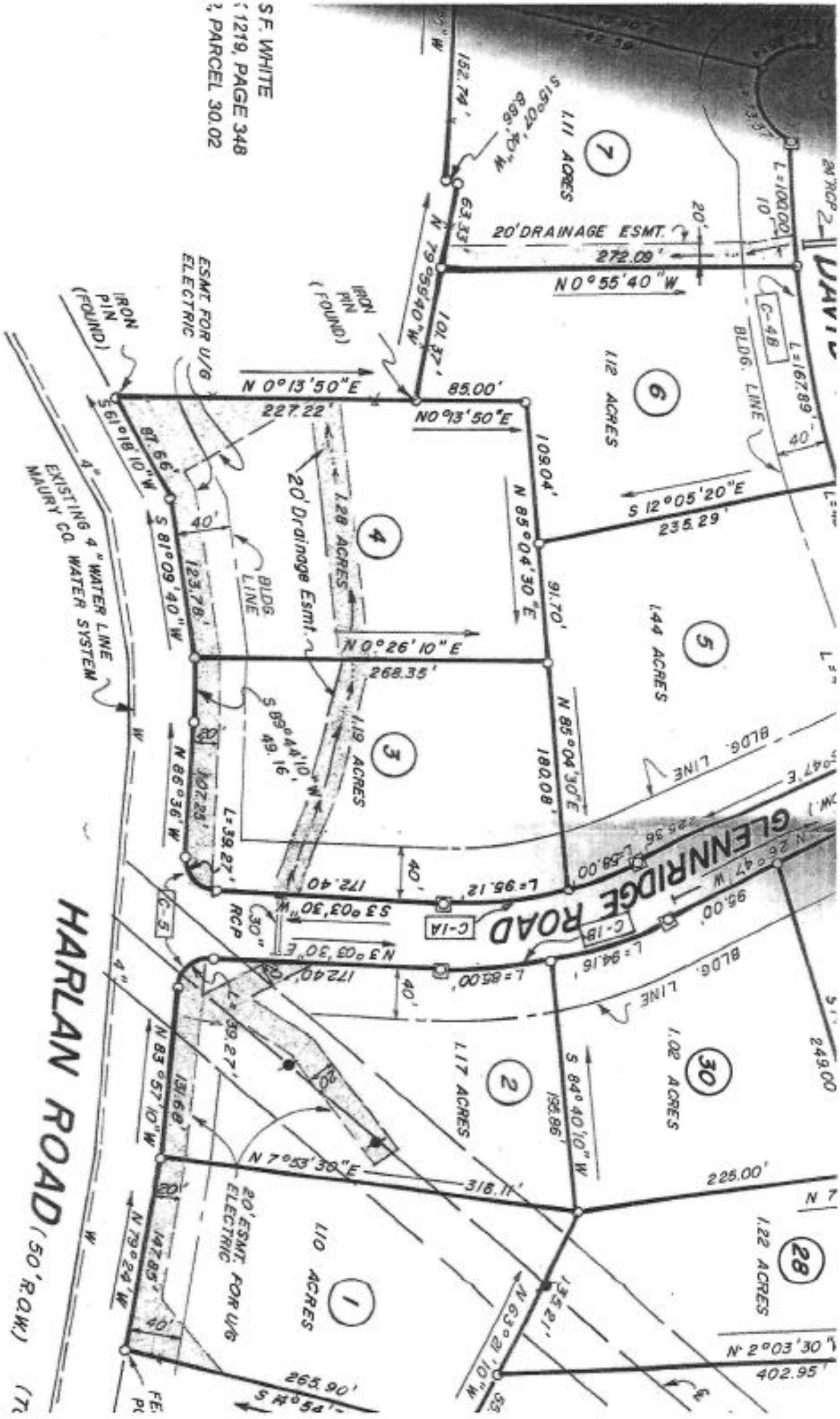
PREPARED BY:

SOUTHERN SURVEYING, INC.
SURVEYING SERVICES

109 HOLIDAY COURT, SUITE C-7
FRANKLIN, TN 37067
PH # (615) 591-4455



S.F. WHITE
 1219, PAGE 348
 2, PARCEL 30.02



LEGEND

- W — 8" WATER LINE
- B — COLUMBIA WATER SYSTEM
- IRON PIN (SET UNLESS NOTED)

PILKERTON REALTORS®

EST. 1969

DISCLAIMER NOTICE

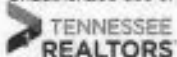
1 The Brokers and their affiliated licensees (hereinafter collectively "Licensees") involved in the Purchase and Sale
2 Agreement (hereinafter "Agreement") regarding real estate located at

3 2260 Harlan Rd Columbia TN 38401-7300 (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 the
24 Tennessee Department of Commerce & Insurance (<http://tn.gov/commerce/>), the American Society of Home
25 Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home
26 Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an
27 inspector, including whether he has complied with State and/or local licensing and registration requirements in
28 your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-
29 plumbing, etc.). **Failure to inspect typically means that you are accepting the Property "as is".**
- 30 4. **WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that
31 you use the services of a licensed, professional pest control company to determine the presence of wood
32 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the Property for any
33 potential damage from such.
- 34 5. **ENVIRONMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold,
35 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-
36 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate,
37 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable
38 professionals and inspectors in all areas of environmental concern.
- 39 6. **SQUARE FOOTAGE.** There are many ways of measuring square footage. Information is sometimes gathered
40 from tax or real estate records on the Property. Square footage provided by builders, real estate licensees, or
41 tax records is only an **estimate** with which to make comparisons, but **it is not guaranteed**. It is advised that
42 you have a licensed appraiser determine actual square footage.

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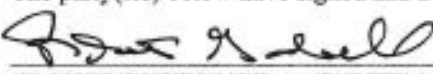
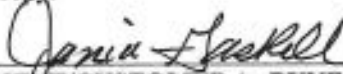
- 43 7. **CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A
44 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even
45 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things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

90 any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are **not**
91 legal or tax experts, and therefore cannot advise you in these areas.

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

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

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

105 	105 
106 CLIENT/CUSTOMER (<input type="checkbox"/> BUYER / <input checked="" type="checkbox"/> SELLER)	106 CLIENT/CUSTOMER (<input type="checkbox"/> BUYER / <input checked="" type="checkbox"/> SELLER)
106 Robert Gaskell	106 Janice Gaskell
107 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	107 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
108 Date	108 Date

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