

LOT/LAND SELLER'S PROPERTY DISCLOSURE STATEMENT

below and/or the obligation of the Buyer to accept such items "AS IS." between the parties will supersede this form as to any obligations on the part of the Seller to correct items identified warranties that the Buyer may wish to obtain. Buyers and Sellers should be aware that any sales agreement executed their respective licensees or sales persons, if any. This is not a warranty or a substitute for any professional inspections or representation of the owner and not the representations of the listing real estate broker, the selling real estate broker and/or This disclosure statement is designed to assist the Seller in providing information about the Property that is being transferred. This completed form constitutes the disclosure by the Seller. The information contained in the disclosure is the completed form constitutes the disclosure by the Seller.

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INSTRUCTIONS TO THE SELLER

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

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ADDITIONAL EXPLANATIONS" SECTION. SOIL, TREES, DRAINAGE AND BOUNDARIES: (a) Is there or will there be any fill (other than foundation backfill) on the Property? (b) Are there mine shafts or wells (in use or abandoned)? (c) Are you aware of any past or present sliding, settling, earth movement, upheaval or earth stability/expansive soil problems? (d) Is the Property or any part thereof located in a flood zone? (e) Are you aware of any past or present drainage or flooding problems? (f) Are you aware of any past or present drainage or flooding problems? (g) Are you aware of any past or present drainage or flooding problems? (g) Are you aware of any past or present drainage or flooding problems? (g) Are you aware of any past or present diseased or dead trees? (g) Are you aware of any past or present diseased or dead trees? (g) Has the Property been tested for soil and/or percolation? If yes, attach copy of test results. 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ejve Proj ssm	OTHER MATTERS: (a) Do you know of a	nite	unc	Exterior Liability	ding	ie.	. Opti	ds,	ds,	, amount S	202	/ fe	If "YES", amount \$	ital	nsf	As	SSO	e si	def the	o th	돈	we	35	. U :	e Pi	E	On .	jej	cen	y Ya	yan	THE PROPERTY: (a) Consists of no le
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Have you received notice b affecting the Property, inch changes, assessments, etc.?	vio.	Pest and Termite Control	lain		Exterior Building Maintenance	ocia	5	l as	las		ny s	жpе		enc	ee?	atic	Is there an Association Fee?	Čť t	dan ue o	unc	ype	· E	rea fer	rdol Z	3	A	grain	Ġ,	5 E	mar	f th	E PROPERTY: Consists of no less than しれなのいい
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Have you received notice by any governmental or quasi-governmental agency affecting the Property, including but not limited to road changes, zoning changes, assessments, etc.?	HER MATTERS: Do you know of any violations of local, state or federal laws, codes, regulations, or nonconforming use with respect to the Property?	"		0	-	Does or will the Association Fee include: (The unchecked items are not included or unknown.)	Is there any condition or claim, which may result in an increase in assessments or fees?	Are there any special association assessments under consideration?	Are there any special assessments approved but unpaid by the association?		management company and/or bylaws or covenants for transfer of the Property?	Are there any fees, expenses, etc. required by the association, property		Is there a capital expenditure/contribution due upon transfer?	Is there a Transfer Fee? If "YES", amount \$	Is or will the Association Fee be mandatory?	If "YES", amount: \$	or will it be subject to covenants, conditions and restrictions (CC&R's)?	Is there any defect, damage or problem with any common elements/area that could affect the value or desirability?	restrictions to the existing land use regulations." Unknown is not a permissible answer under the statute.	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	number of dwelling units, commercial, educational, recreational or industrial	§ 66-5-213 as "an area of land, controlled by one (1) of more landowners, to be developed under unified control or unified plan of development for a	Planned Unit Development is defined pursuant to Tenn. Code Ann.	Is or will the Property be part of a condominium or other community association?	COVENANTS, FEES AND ASSESSMENTS:) 3	crops, mineral, water, grazing, timber, usage rights to hunters, fishermen, or others?	Have any licenses or usage permits been granted for, including but not limited	Are there any governmental allotments committed?	Will conveyance of this Property include all mineral, oil and timber rights?	. acre
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	NOIE: Itis form is provided by IAK to is members for their use in teat estate transactions and is to be such as you agree and covernant not to after, amend, or edit said form or its contents except as where provided in the blanch any such afteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility	at o'clock \square am/ \square pm Date		party(ies) below have signed and acknowledge receipt of a copy.	ECEIPT AND ACKNOWLEDGEMENT OF BUYER: acknowledge receipt of this Seller's Lot/Land Property Disclosure Statement. I under acknowledge receipt of this Seller's Lot/Land Property Disclosure Statement. I under ot/Land Purchase and Sale Agreement with Seller, the Property is being sold in its arranties or guarantees of any kind by Seller or Brokers. No representations concernic being relied upon by me except as disclosed herein or stated in the Lot/Land Purchase.	10/14 at 3:05 o'clock am/ Apm Date	JER C. France, Agent SELLER	(4) below have signed and acknowledge receipt of a copy in	tatement and provide any Buyer and Brokers with a revised copy of the same if the answers to the questions contained herein.	espect to the condition of the Property is accurate and confined as on the date signed of ny inspections or warranties that Buyer may wish to obtain. Seller hereby authorizes B prospective buyers of the Property and to Brokers. Seller agrees to promptly up	n this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the in this disclosure.	We have o	H) Other	G) Public Water				YES (Seller Initials)	Is the Property in any special tax arrangement such as Green Belt? If yes, please explain details.				
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