## LOT/LAND SELLER'S PROPERTY DISCLOSURE STATEMENT

)	1	THE SECOND SECTION OF THE SELLER			
labe state	l it a men	label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the subject property.  PROPERTY ADDRESS  Fixer Road West	an answardion ect prop	to proverty.	lestimate, clearly ride a copy of this $\mathbb{R}^{1}$
SEL	LER	SNAME(S) Kichard LOOKeg			
DA	TES	DATE SELLER ACQUIRED THE PROPERTY June 19, 1978			
TA,,	THE HE	IF THE ANSWER TO ANY OF THE QUESTIONS LISTED BELOW IS "YES", PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION.	EXPL/	N N	DETAIL IN THE
			YES	Ö	UNKNOWN
1.	SOI	SOIL, TREES, DRAINAGE AND BOUNDARIES:			
	(a)	Is there or will there be any fill (other than foundation backfill) on the Property?	0	Æ	
	Э	Are there mine shafts or wells (in use or abandoned)?			×
	<u>©</u>	Are you aware of any past or present sliding, settling, earth movement, upheaval or earth stability/expansive soil problems?		0	×
	(b)	Is the Property or any part thereof located in a flood zone?	0	¥	
	(e)	Are you aware of any past or present drainage or flooding problems?			×
	$(\mathfrak{F})$	Are you aware of any past or present diseased or dead trees?			¥
	(g)	Are you aware of any past or present encroachments, boundary line disputes, leases or unrecorded easements?			¥
	(h)	Has the Property been tested for soil and/or percolation? If yes, attach copy of test results.		<b>አ</b>	٥
	Ξ	Has the Property been evaluated for subsurface sewage disposal system? If yes, attach copy of test results.		7¢	
	9	Has the Property been surveyed to establish boundary lines?  Are the corner stakes in place and visible? If yes, attach copy of survey.	<u> </u>	00	×
2.	TO	TOXIC/FOREIGN SUBSTANCES:			,
	(a)	Are you aware of any underground tanks, toxic substances, tires, appliances, garbage, foreign and/or unnatural materials, asbestos, polychlorinated biphenyl (PCB's), ureaformaldehyde, methane gas, radioactive material, or radon on the Property (structure or soil)?	0		×
	9	Has the Property been tested for radon or any other toxic substance including Phase I testing?	. 🗖		×
7	)	Convict 2011 @ Tomograp Amoritation of The Conviction of Conviction of The Conviction of Convictio			

16 17

Copyright 2011 © Tennessee Association of Realtors"
F80 -- Lot/Land Seller's Property Disclosure Statement, Page 1 of 3

(b) Consists or the less stand light part of the church zoning is:  \[ \frac{\text{MO} \frac{2-\text{Depth}(14)}{2-\text{Confitted}} \]  (c) Are there any governmental allotments committed?  (d) Have any licenses or usage permits been granted for, including but not limited to, crops, mineral, water, grazing, timber, usage rights to hunters, fishermen, or others?  (e) Crop Rotation Program (CRP)?  4. COVENANTS, FEES AND ASSESSMENTS:  (b) Sor will the Property be part of a condominium or other community association?  (c) Is or will the Property be part of a PUD (Planned Urban Development)?  Pling of Unit Development is defined pursuant to Tenn. Code Ann \( \frac{3}{3}\) 65-83 (as "an race of Inand, counted led by one (1) or more landowners, to be developed under unified control or unified plan of development for a number of Oscillage units commercial, octuational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bluk or type state, density, lot coverage, open space, or other restrictions to the existing but use regulations." Unknown is not a permissible answer under the shape.  (c) Is there any defect, damage or problem right any common elements/part that could affect the value or desirability?  (d) Is or will it be subject to covenants, conditions and varicity of (CC&R's)?  (e) Is there any special association fee? If "YES", amount: \( \frac{5}{2} \) per	ى د		Territe of police than	`	•				
(b) Will conveyance of this Property include all mineral, oil and timber rights?  (c) Are there any governmental allotments committed?  (d) Have any licenses or usage permits been granted for, including but not limited to, crops, mineral, water, grazing, timber, usage rights to hunters, fishermen, or others?  (e) Crop Rotation Program (CRP)?  4. COVENANTS, FEES AND ASSESSMENTS:  (b) Is or will the Property be part of a condominium or other community association?  (e) Is or will the Property be part of a Condominium or other community association?  (f) Will the Property be part of a Condominium or other community association?  (h) Will the Property be part of a Condominium or other community association?  (e) Is or will the Property be part of a Condominium or other community association?  (f) Is or will the Property be part of a Condominium or other community association?  (h) Will the Property be part of a Condominium or other community association?  (h) Will the Property be part of a Condominium or other community association?  (h) Or will the Property be part of a Condominium or other community association for the foregoing, the plan of development for a number of Or willing out is, commercial, educational, recreational or industrial association for which does not correspond in lot size, bulk or types (use, density, lot coverage, open space, or other restrictions to the existing pad use regulations." Unknown is not a permissible answer under the Saute.  (c) Is there any defect, damage or problem with any common elements/ass (that could affect the value or desirability?  (d) Is or will it be subject to covenants, conditions and satisfations (CC&R's)?  (e) Is there any special association Fee bramadatory?  (f) Is there any condition of will we will association fee? If "YES", anount \$\frac{1}{2}\$, per \frac{1}{2}\$ and \frac{1}{	_ (	1 1	1,000 2 0V	1	, cuitent zoning 13.				
(c) Are there any governmental allotments committed?  (d) Have any licenses or usage permits been granted for, including but not limited to, crops, mineral, water, gazariag, imber, usage rights to hunters, fishermen, or others?  (e) Crop Rotation Program (CRP)?  4. COVENANTS, FEES AND ASSESSMENTS:  (b) Is or will the Property be part of a PUD (Planned Urhan Development)?  Planged Unit Development is defined pursuant to Tenn. Code Ann.  § 66-31/3 as "an area of land, controlled by nor (1) or more handowners, to be derwayed under unified control or unified plan of development for a number of the value of the stage, or other restrictions to the existing and use regulations." Unknown is not a permissible answer under the fiscate.  (e) Is there any defect, damage or problem with any common elements/not flast could affect the value or desirability?  (d) Is or will the Association Fee be mandatory?  (e) Is there any special assessments anti-over but unpaid by the association?  (f) Is or will the Association Fee include: (The unchecked items are not included or tested or fees?  (g) Is there any special assessments under consideration?  (g) Is there any special association Fee include: (The unchecked items are not included or unbown or nonconforming use with respect to the Property?  (g) Does or will pre Association Fee include: (The unchecked items are not included or unbown or nonconforming use with respect to the Property?  (g) 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.?  (g) Is there any existing or threatened legal action affecting the Property?  (g) Is there any existing or the property which is leased or has a fee	10	<del>2</del> 1	- 1	operty include all r	mineral, oil and tim	ber rights?			
(d) Have any licenses or usage permits been granted for, including but not limited to, crops, mineral, water, grazing, timber, usage rights to hunters, fishermen, or others?  (e) Crop Rotation Program (CRP)?  4. COVEMANTS, FEES AND ASSESSMENTS:  (b) Is or will the Property be part of a Condominium or other community association?  (b) Mill the Property be part of a PUD (Planned Urban Development)?  Pish ged Unit Development is defined pursuant to Tem. Code Am.  § 66-Ng 1s as "an area of land, controlled by one (1) for more landowners, to be development for a number of of Alling units, commercial, duteational, recreational or industrial uses, or any combination of the foregoing, the plan of development for a number of of Alling units, commercial, duteational, recreational or industrial uses, or any combination of the foregoing, the plan of development for a number of of Alling units, commercial, duteational, recreational or industrial uses, or any combination of the foregoing, the plan of development for a number of of Alling units, commercial, duteational, recreational or industrial uses, or any combination of the foregoing, the plan of development for a number of of Alling units, commercial, advancing, open space, open that could affect the value or desirability?  (d) Is or will the Association Fee? If "YES", annount \$	ω	<u> </u>		al allotments comm	nitted?				
(e) Crop Rotation Program (CRP)?  4. COVENANTS, FEES AND ASSESSMENTS:  (b) Is or will the Property be part of a condominium or other community association?   0    (ii) Will the Property be part of a PUD (Planned Urban Development)?   1    Planged Unit Development is defined pursuant to Tean. Code Ann. \$66-591, 3 as "an area of Iand, control or unified plan of development for a number of one of the foregoing, the plan for which does not correspond in lot size, bulk or type (use, density, lot coverage, open space, or other restrictions to the existing and use regulations." Unknown is not a permissible answer under the shorte.  (c) Is there any defect, damage or problem with any common elements/apit that permissible answer under the shorte.  (d) Is or will it be subject to coverage, open space, or other restrictions to the existing and use regulations." Unknown is not a permissible answer under the shorte.  (e) Is there any defect, damage or problem with any common elements/apit that permissible answer under the shorte.  (e) Is there any defect, damage or problem with any common elements/apit that permissible answer under the shorte.  (f) Is or will the Association Fee? If "YES", amount S	4-10	<u> </u>		e permits been gran ing, timber, usage	nted for, including brights to hunters, fi	out not limited to, shermen, or others			
4. COVENANTS, FEES AND ASSESSMENTS:  (b) Is or will the Property be part of a condominium or other community association?      (b) Will the Property be part of a PUD (Planned Urban Development)?      Planged Unit Development is defined pursuant to Tenn. Code Ann.    § 66-5013 as "an area of I and, controlled by one (1) or more landowners, to be developed under unified control or unified plan of development for a number of or Miling units, commercial, educational, recreational or industrial uses, or any commotion of the regulations." Unknown is not a permissible answer under the Saute.  (c) Is there any defect, damage or problem with any common elements/as at that could affect the value or desirability?  (d) Is or will it be subject to covenants, conditions and satiristics (CC&R's)?  (e) Is there any defect, damage or problem with any common elements/as at that could affect the value or desirability?  (d) Is or will the Association Fee? If "YES", amount: \$ per	ത	<u>@</u>		RP)?					
(b) Is in will the Property be part of a condominium or other community association?	7	•	COVENANTS, FEES AND /	SSESSMENTS:					
(b) Will the Property be part of a PUD (Planned Urban Development)?  Plikagd Unit Development is defined pursuant to Tenn. Code Ann.  § 66-59 kl.3 as "an area of land, controlled by one (1) or more landowners, to be development for a number of a chiling units, commercial, educational, recreational or industrial uses, or any combrigion of the foregoing, the plan for which does not correspond in lot size, bulk or type kluse, density, lot coverage, open space, or other restrictions to the existing bad use regulations." Unknown is not a permissible answer under the shade.  (c) Is there any defect, damage or problements, conditions and satircing of (CC&R's)?  (d) Is or will it be subject to covenants, conditions and satircing of (CC&R's)?  (e) Is there any association Fee? If "YES", amount: \$	ຶ <b>ງ</b>	4	(a) Is or will the Property be p	art of a condomini	um or other comm	unity association?			
Planed Unit Development is defined pursuant to Tenn. Code Ann.  § 66-54 is as "an area of land, controlled by one (1) or more landowners, to be development for a number of development for development for a number of development for de	9	<del></del>		งf a PUID (Planned )	Trhan Develonmer	11/19	ו כ		3 [
to be developed inder unified control or unified plan of development for a number of o's filing units, commercial, educational, recreational or industrial uses, or any commotion of the foregoing, the plan for which does not correspond in lot size, bulk or typis (use, density, lot coverage, open space, or other restrictions to the existing had use regulations." Unknown is not a permissible answer under the savite.  (c) Is there any defect, damage or problem with any common elements/as if that could affect the value or desirability?  (d) Is or will it be subject to covenants, conditions and satrictips (CC&R*s)?  (e) Is there any Association Fee? If "YES", amount: \$	0 (	ç.	Planted 1	t is defined pursual	nt to Tenn. Code A	II)? IIII. Idowners			
Common Grounds Maintenance   Reserve Fund   Reserve Fund   Common Grounds Maintenance   Reserve Fund   Reserve Julia or which agency zoning change or nonconforming use with respect to the Property?  (b) Have you received notice by any governmental or quasi-governmental agency is there any existing use intended to the property?  (c) Is there any defect, damage or problem with any common elements/and that could affect the value or desirability?  (d) Is or will it be subject to covenants, conditions and estrictic of (CC&R*s)?  (e) Is there an Association Fee? If "YES", amount: \$	ω Ν -		l 3 as "leve oped	and, controlled by fied control or unifications.	one (1) or more lar ied plan of develop	ndowners, ment for a			
In lot size, bulk or typest use, density, lot coverage, open space, or other restrictions to the existing med use regulations." Unknown is not a permissible answer under the stagte.  (c) Is there any defect, damage or problem with any common elements/gad that could affect the value or desirability?  (d) Is or will it be subject to covenants, conditions and setrictions (CC&R*s)?  (e) Is there an Association Fee? If "YES", amount: \$	0 4 π			of the foregoing, the	e plan for which do	or industrial ses not correspond		1	
(c) Is there any defect, damage or problem with any common elements/and that could affect the value or desirability?  (d) Is or will it be subject to covenants, conditions and estriction (CC&R*s)?  (e) Is there an Association Fee? If "YES", amount: \$	7		restrictions to the existing permissible answer under	read use regulation the statute.	ns." Unknown is no	ot a	•		
(d) Is or will it be subject to covenants, conditions and satriction (CC&R's)?  (e) Is there an Association Fee? If "YES", amount: \$	0 00	<u> </u>		Z	any common eleme	ar a	0		
(e) Is there an Association Fee? If "YES", amount?  (f) Is or will the Association Fee be mandatory?  (g) Is there a Transfer Fee? If "YES", amount?  (h) Are there any special assessments approved but unpaid by the association?  (i) Are there any special association assessments under consideration?  (j) Is there any condition or faim, which may result in an increase in assessments or fees?  (k) Does or will be Association Fee include: (The unchecked items are not included or unknown conference in Exterior Building Maintenance in Reserve Fund in Gas in Cable exterior Liability in Reserve Fund in Electricity in Swim common Grounds Maintenance in Garbage in Electricity in Swim or nonconforming use with respect to the Property?  (a) Do you know of any violations of local, state or federal laws, codes, regulations, or nonconforming use with respect to the Property?  (b) 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.?  (c) Is there any system or appliance on the Property which is leased or has a fee in the property.	0	<u> </u>		ovenants, condition	estrictio	CC&R's)?			
(f) Is or will the Association Fee be mandatory?  (g) Is there a Transfer Fee? If "YES", amount [  (h) Are there any special assessments are nown of the association?  (i) Are there any special association or faim, which may result in an increase in assessments or fees?  (k) Does or will be Association Fee include: (The unchecked items are not included or unknown or fees?  (k) Does or will be Association Fee include: (The unchecked items are not included or unknown lexic or fees?  (k) Does or will be Association Fee include: (The unchecked items are not included or unknown lexic or building Maintenance   Reserve Fund   Gas   Cable    (k) Exterior Liability   Reserve Fund   Gas   Gas   Cable    (k) Exterior Liability   Reserve Fund   Gas   Cable    (k) Does or will be Association Fee include: (The unchecked items are not included or unknown lexic in a feeting the national propertion or included or unknown lexic in the property?   Cable    (k) Does or will be Association Fee include: (The unchecked items are not included or unknown lexic includes of items are not included or unknown lexic includes of items are not included or unknown lexic includes of items are not included or unknown lexic includes items are not included or unknown lexic items are not included or unknown lexi	_			e? If "YES", amou	X	per			
(g) Is there a Transfer Fee? If "YES", amoup 6	2	<u> </u>		fee be mandatory?	\				
(h) Are there any special assessments approved but unpaid by the association?  (i) Are there any special association association?  (j) Is there any condition or faim, which may result in an increase in assessments or fees?  (k) Does or will be Association Fee include: (The unchecked items are not included or unknown may result in an increase in assessments or unknown or fees?  (k) Does or will be Association Fee include: (The unchecked items are not included or unknown between the control of the category of the unchecked items are not included or unknown or fees?  (c) Exterior Liability of Reserve Fund of Gas of Cable of Exterior Liability of Reserve Fund of Gas of Cable of Exterior Liability of Reserve Fund funds f	ω	<u></u>	Is there a Transfer Fee?	f "YES", amoup					
(i) Are there any special association rassessments under consideration?  (j) Is there any condition or faim, which may result in an increase in assessments or fees?  (k) Does or will it Association Fee include: (The unchecked items are not included or unknown cases?  (k) Does or will it Association Fee include: (The unchecked items are not included or unknown cases.)  (k) Does or will it Association Fee include: (The unchecked items are not included or unknown cases.  (k) Does or will it Association Fee include: (The unchecked items are not included or unknown.)  (c) Exterior Liability	4	0		, e	but unpaid by the a	ssociativa?			
(i) Is there any condition or faim, which may result in an increase in assessments or fees?  (k) Does or will be Association Fee include: (The unchecked items are not included or unk own claim). Exterior Liability common Grounds Maintenance common Grounds Maintena	ĊΊ			A	s under considerati	on?	0		
(k) Does or will the Association Fee include: (The unchecked items are not included or unk own      Exterior Building Maintenance	76			aim, which may re	esult in an increase	in assessments			
□ Exteric Building Maintenance □ Reserve Fund □ Gas □ Cable □ Exterior Liability □ Road Maintenance □ Electricity □ Swim □ Common Grounds Maintenance □ Security □ Water □ Tennis □ Pest and Termite Control □ Garbage □ Sewer □ Other  5. OTHER MATTERS: (a) Do you know of any violations of local, state or federal laws, codes, regulations, or nonconforming use with respect to the Property? (b) 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.? (c) Is there any existing or threatened legal action affecting the Property?  (d) Is there any system or appliance on the Property which is leased or has a fee □	Ö	$\sim$	Does or will the	on Fee include: (T	he unchecked item	s are not included	or un	6	ت
Common Grounds Maintenance	9	П	Exteri , Buildin	iance 🗆 Rese	erve Fund [	ı Gas [		able	
Common Grounds Maintenance	Ö	П				Electricity		wim	
□ Pest and Termite Control □ Garbage □ Sewer □ Other  5. OTHER MATTERS:  (a) Do you know of any violations of local, state or federal laws, codes, regulations, or nonconforming use with respect to the Property?  (b) 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.?  (c) Is there any existing or threatened legal action affecting the Property?  (d) Is there any system or appliance on the Property which is leased or has a fee						Water		ennis	
<ul> <li>(a) Do you know of any violations of local, state or federal laws, codes, regulations, or nonconforming use with respect to the Property?</li> <li>(b) 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.?</li> <li>(c) Is there any existing or threatened legal action affecting the Property?</li> <li>(d) Is there any system or appliance on the Property which is leased or has a fee</li> </ul>	I	П				Sewer		ther_	
<ul> <li>(a) Do you know of any violations of local, state or federal laws, codes, regulations, or nonconforming use with respect to the Property?</li> <li>(b) 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.?</li> <li>(c) Is there any existing or threatened legal action affecting the Property?</li> <li>(d) Is there any system or appliance on the Property which is leased or has a fee</li> </ul>	ω		OTHER MATTERS:						
<ul> <li>(b) 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.?</li> <li>(c) Is there any existing or threatened legal action affecting the Property?</li> <li>(d) Is there any system or appliance on the Property which is leased or has a fee</li> </ul>	4 6			itions of local, state h respect to the Pro	or federal laws, coperty?	odes, regulations,			7
(c) Is there any existing or threatened legal action affecting the Property?	876			by any governmen sluding but not limi .?	tal or quasi-govern	mental agency s, zoning			×
(d) Is there any system or appliance on the Property which is leased or has a fee	9			reatened legal actio	n affecting the Pro	perty?			
associated with its use?	3 8 3 8			oliance on the Propo	erty which is leased	l or has a fee	0	_	

120 121	119	117	112 113 114 115 116	110 111	108 109	107	103 104 105 106	100	97 98 99	96	95	94	93	92	91	90	89	88		86 87	84 85	82 83
			.9					œ	7.									6.				
Date	BUYER	The pa	RE( I ac) Lot/ wan are l	9 –) Date	SELLER	he pa	any to p Stat	SEI In th	ADI	(H)	(G)	$^{\rm F}$	(E)	<u></u>	0	(B)	$\widehat{\mathbb{A}}$	ITU		(g)	$\widehat{\Xi}$	(e)
at o'clock am/ pm		The party(ies) below have signed and acknowledge receipt of a copy	RECEIPT AND ACKNOWLEDGEMENT OF BUYER:  I acknowledge receipt of this Seller's Lot/Land Property Disclosure Statement. I understand that except as stated in the Lot/Land Purchase and Sale Agreement with Seller, the Property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of the Property are being relied upon by me except as disclosed herein or stated in the Lot/Land Purchase and Sale Agreement.	9-/8-1 at $5',bb$ $p$ $9$ clock $am/apm$	ER Shaul Swarey	The party(ies) below have signed and acknowledge receipt of a copy	any inspections or warranties that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this information to prospective buyers of the Property and to Brokers. Seller agrees to promptly update this Lot/Land Disclosure Statement and provide any Buyer and Brokers with a revised copy of the same if there are any material changes in the answers to the questions contained herein.	SELLER'S REPRESENTATION  In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with respect to the condition of the Property is accurate and complete as of the date signed by Seller. It is not a substitute for	ADDITIONAL EXPLANATION OR DISCLOSURES:	(H) Other	(G) Public Water	(F) Public Sewer	(E) Garbage Collection	(D) <sub>e</sub> Cable Television	(C) Telephone	(B) Natural Gas	(A) Electricity	UTILITIES:		Is the Property in any special tax arrangement such as Green Belt? If yes, please explain details.	Have there been any inspections or evaluations on the Property during the previous year? If yes, explain:	Are there any private or non-dedicated roadways for which owner may have financial responsibility?
m atat	BUYER	ceipt of a copy.	FUYER:  perty Disclosure Statement. I un er, the Property is being sold in brokers. No representations conce ein or stated in the Lot/Land Purcle	n at atat	SELLER	ceipt of a copy.	o obtain. Seller hereby authorizes Broker to provide this information ers. Seller agrees to promptly update this Lot/Land Disclosure with a revised copy of the same if there are any material changes	Seller's knowledge and belief, th and complete as of the date signed	URES:		Pes	000	2ct	Roh	PCP	RAP	PCF	itials)	YES NO	uch as Green Belt?	on the Property during the	s for which owner may have
0,0			derstand the its present the erning the hase and S	0,0			s Broker to update th if there a	e informat d by Seller			17		1 3			F1		(Seller Initials)				0
o'clock □ am/ □ pm			hat except as s t condition or condition of t	o'clock □ am/ □		the state of the s	provide this nis Lot/Land re any mater	ion contained . It is not a su												ø	×	¥
md r		-5	stated in the ıly, without he Property t.	□ pm			information Disclosure ial changes	herein with										,				0

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



Copyright 2011 © Tennessee Association of Realtors®
F80 – Lot/Land Seller's Property Disclosure Statement, Page 3 of 3