

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1	PRO	OPERTY ADDRESS 14710 Old State Hung 28 CITY Pikewille
2		LER'S NAME(S) Robert and Verba M, Men PROPERTY AGE
3	DA	TE SELLER ACQUIRED THE PROPERTY <u>8/26/2011</u> DO YOU OCCUPY THE PROPERTY? <u>NO</u>
4		NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY?
5 [·]	(Cb	eck the one that applies) The property is a 🙀 site-built home 🗆 non-site-built home
6 7 8 9 10 11	unit resi tran buy	Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling is to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a dential property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property sfers may be exempt from this requirement (see Tenn. Code Ann. § 66-5-209). The following is a summary of the ore and sellers' rights and obligations under the Act. A complete copy of the Act may be found at ://www.state.tn.us/commerce/boards/trec/index.shtml.
12 13	1.	Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to 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 16	3.	Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have occurred since the time of the initial Disclosure, or certify that there are no changes.
17 . 18 19	4.	Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. 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 22	б.	Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless agreed to in the purchase contract.
23 24	7.	Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
25 26 27	8.	Sollers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which had no effect on the physical structure of the property.
28 29 30	9.	Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form (See Tenn. Code Ann. § 66-5-202).
31 32 33	10.	Sellers may be exempt from baving to complete the Disclosure form in certain limited circumstances (e.g. public auctions, court orders, some forcelosures and bankruptcies, new construction with written warranty or owner has not resided on the property at any time within the prior 3 years. See Tenn. Code Ann. § 66-5-209).
34 35 36	11.	Buyers are advised to include home and wood infestation, well, water sources, septio system, lead-based paint, radon, mold, and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
37 38	12.	Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is not required to repair any such items.
39 40	13.	Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a disclaimer statement with no representations or warranties (see Tenn. Code Ann. § 66-5-202).



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14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to
buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such
matters.

15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited
from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
disposal system permit.

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

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

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

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INSTRUCTIONS TO THE SELLER

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 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	X	Range		Wall/Window Air Conditioning	X	Garage Door Opener(s) (Number of openers) 2 ~of 5 vice
75	₽	Ice Maker Hookup	X	Window Screens	×	Garage Door Remote(s)
76	σ	Oven		Fireplace(s) (Numbor)	۵	Intercom
77	ĸ	Microwave	Ū	Gas Starter for Fireplace		TV Antenna/Satellite Dish (excluding components)
78		Garbage Disposal		Gas Firoplace Loga	۵	Central Vacuum System and attachments
79		Trash Compactor	D	Smoke Detector/Fire Alarm	X	Spa/Whirlpool Tub
80	۵	Water Softener	٥	Patio/Decking/Gazebo	ø	Hot Tub
81,		220 Volt Wiring	۵	Installed Outdoor Cooking Grill	X	Washer/Dryer Hookups
82	.o	Sauna	Ö	Irrigation System	Ď	Pool 🗆 In-ground 🗆 Above-ground
83		Dishwasher	۵	A key to all exterior doors	У	Access to Public Streets
84		Sump Pump	A	Rain Gutters	Æ	All Landscaping and all outdoor lighting
85		Burglar Alarm/Secu	rity S	System Components and controls		
86		Current Termite con	tract	with		



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Image: constructural damage or present intrusions(s) from outside home, own addition and/or basement? Image: constructural damage from fire, earthquake, floods, landslides, owners, wind, storm or wood destroying organisms? Image: constructural damage from fire, earthquake, floods, landslides, owners, wind, st	any encroachments, easements, or similar items that may affect your Image: American and American	any encroachments, easements, or similar items that may affect your X menship interest in the property? 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X yes, please ex	avy encroachments, easements, or similar items that may affect your X Image: Comparison of the property in a flood plain? Image: Comparison of the property of the property of the property of the property or any portion any of the property in a flood plain? Image: Comparison of the property of the property of the property of the property in a flood plain? Image: Comparison of the property of the property of the property of the property in a flood plain? operty or structural damage from fire, earthquake, floods, landslides, any available documents pertaining to these repairs/corrections. Image: Comparison of the property or structural damage from fire, earthquake, floods, landslides, yes, please explain (use separate sheet if necessary).

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				YES	NÔ	UNIONOWN	
177 178	15.	Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	· . ;	۵	×	. 0	
179	16.	Neighborhood noise problems or other nuisances?			X	D	
180		Subdivision and/or deed restrictions or obligations?		D	X		
181 182	18.	A Condominium/Homeowners Association (HOA) which has an over the subject property?		₽.	X		
183 184 185 186 187		HOA Phone Number: M Special Assessments: T	fonthly Ducs: ransfer Fees: hone:				
188 189	19.	Any "common area" (facilities such as, but not limited to, pools, courts, walkways or other areas co-owned in undivided interest v	tennis		¥	۵	•
190	20.	Any notices of abatement or citations against the property?		¢	×	D	
191 192	21.	Any lawsuit(s) or proposed lawsuit(s) by or against the seller wh or will affect the property?	ich affects	۵	X	C	
193 194 195 196	22.	Is any system, equipment or part of the property being leased? If yes, please explain, and include a written statement regarding information.	payment	0	×		_
197							
198	23.	Any exterior wall covering of the structure(s) covered with exter insulation and finish systems (EIFS), also known as "synthetic s	tior	П	×		
199 200 201 202	•	If yes, has there been a recent inspection to determine whother the has excessive moisture accumulation and/or moisture related day (The Tennessee Real Estate Commission urges any buyer or sell	he structure mage? fer who encour	ם nters th	□ is produc	c at to have a quality	Red
203 204 205 206 207		professional inspect the structure in question for the preceding of professional's finding.) If yes, please explain. If necessary, please attach an additional s		rovide d	ı written	report of the	
208 209 210 211 212	24.	Is heating and air conditioning supplied to all finished rooms? If the same type of system is not used for all finished rooms, ple	ase explain.	X 			
213 214 215 216	25.	If septic tank or other private disposal system is marked under is it have adequate capacity and approved design to comply with p and local requirements for the actual land area and number of be facilities existing at the residence?	resent state	X			
217 218	26.	Is the property affected by governmental regulations or restricti approval for changes, use, or alterations to the property?	ons requiring		X	•	
219 220 221	27.	Is this property in a historical district or has it been declared his any governmental authority such that permission must be obtain certain types of improvements or aesthetic changes to the prope	hed before		X		
222	28.	Does this property have an exterior injection well located anyw	here on it?		X	•	
223 224 225 226	29.	. Is seller aware of any percolation tests or soil absorption rates b 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.	eing	CI.		×	
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	•		YES	NO	UNKNOWN	
	any residence on this property e dation to another foundation?	ver been möved from its original	۵	×		ų.
is def contro contro	fined pursuant to Tenn. Code A colled by one (1) or more lando col or unified plan of developme	evelopment? Planned Unit Development nn. § 66-5-213 as "an area of land, wners, to be developed under unified ent for a number of dwelling units,		×		•
of the type of	e foregoing, the plan for which of use, density, lot covernge, o	al or industrial uses, or any combination does not correspond in lot size, bulk or pen space, or other restrictions to the			•	
the st	tatute.	nown is not a pennissible answer under	ne real pr	operty loc	cated at	
the st D. CER <u>/4/</u> is true conve	tatute. TIFICATION. I/We certify the service of the service of the service of the best of my/eyance of title to this property,	hat the information herein, concerning th <u>y 28 Pi he wille</u> TN 37 our knowledge as of the date signed. Sh these changes will be disclosed in an add	1 <i>36.7</i> Iould any dendum 1	of these to this doo	conditions change cument.	
the st D. CER /4/ is true conve Trans	tatute. TIFICATION. I/We certify the set of the set o	hat the information herein, concerning th 28 Pi to ville TN 37 our knowledge as of the date signed. Sh	2 <u>367</u> Jould any dendum 1 Date <u>5</u>	of these to this doe $\frac{1}{2}$	conditions change cument. 2 Time 2 : 43	,
the st D. CER /4/ is true conve Trans	tatute. TIFICATION. I/We certify the 7/0 0/1 State Ho to and correct to the best of my, eyanco of title to this property, sferor (Seller) K Sferor (Seller) K Parties may wish to obtain	hat the information herein, concerning the <u>y 28 Pike ville TN 37</u> our knowledge as of the date signed. Sh these changes will be disclosed in an add <u>Miller Rother Hiller</u>	2 36 7 Jould any dendum 1 Date 5 Date 5 Date 5	y of these to this doo -12-14	conditions change cument. <u>2</u> Time <u>2</u> ; <u>4</u> /2 Time <u>2</u> ; <u>4</u> /2	,
the st D. CER is true convo Trans Trans Trans	tatute. TIFICATION. I/We certify the Providence of the set of my/ eyance of title to the best of my/ eyance of the best of my/ eyance of title to the best of my/ eyance of the best of my/ eyance of title to the best of my/ eyance of the best of the best of my/ eyance of the best of the b	hat the information herein, concerning th y 28 Pike ville TN 37 four knowledge as of the date signed. Sh these changes will be disclosed in an add Miller Robert Miller Varia Miller professional advice and/or inspections	2 <u>2</u> <u>7</u> Jould any dendum i Date <u>5</u> Date <u>5</u> of the provice, insp atement i juire abo	of these to this doc -12-14 operty and sections of is not inter ut those m	conditions change current. $\frac{1}{2}$ Time $2:4/2$ Time $2:4/2$ i to negotiate r defects. nded as a substitut	e for any

256 the condominium association as applicable, pursuant to Tennessee Code Annotated §66-27-502.

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