

LOT/LAND SELLER'S PROPERTY DISCLOSURE STATEMENT

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

INSTRUCTIONS TO THE SELLER

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

11 PROPERTY ADDRESS 359 Grimsley Mills Dr

CITY Greenville Grimsley

12 SELLER'S NAME(S) Rally Howard

13 DATE SELLER ACQUIRED THE PROPERTY 12-26-12

14 IF THE ANSWER TO ANY OF THE QUESTIONS LISTED BELOW IS "YES", PLEASE EXPLAIN IN DETAIL IN THE
 15 "ADDITIONAL EXPLANATIONS" SECTION.

		YES	NO	UNKNOWN
16	1. SOIL, TREES, DRAINAGE AND BOUNDARIES:			
17	(a) Is there or will there be any fill (other than foundation backfill) on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	(b) Are there mine shafts or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	(c) Are you aware of any past or present sliding, settling, earth movement, upheaval 20 or earth stability/expansive soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	(d) Is the Property or any part thereof located in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	(e) Are you aware of any past or present drainage or flooding problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23	(f) Are you aware of any past or present diseased or dead trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24	(g) Are you aware of any past or present encroachments, boundary line disputes, 25 leases or unrecorded easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26	(h) Has the Property been tested for soil and/or percolation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	If yes, attach copy of test results.			
28	(i) Has the Property been evaluated for subsurface sewage disposal system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29	If yes, attach copy of test results.			
30	(j) Has the Property been surveyed to establish boundary lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31	Are the corner stakes in place and visible? If yes, attach copy of survey.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32	2. TOXIC/FOREIGN SUBSTANCES:			
33	(a) Are you aware of any underground tanks, toxic substances, tires, appliances, 34 garbage, foreign and/or unnatural materials, asbestos, polychlorinated 35 biphenyl (PCB's), ureaformaldehyde, methane gas, radioactive material, 36 or radon on the Property (structure or soil)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37	(b) Has the Property been tested for radon or any other toxic substance including 38 Phase I testing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Copyright 2011 © Tennessee Association of Realtors®
 R80 - Lot/Land and Seller's Property Disclosure Statement, Page 1 of 3

Modified on 1/01/2011

39 3. THE PROPERTY:

YES NO UNKNOWN

40 (a) Consists of no less than _____ acres and the current zoning is:

41

42 (b) Will conveyance of this Property include all mineral, oil and timber rights? ☐ ☐ ☐43 (c) Are there any governmental allotments committed? ☐ ☒ ☐44 (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? ☐ ☒ ☐45 (e) Crop Rotation Program (CRP)? ☐ ☒ ☐

46 4. COVENANTS, FEES AND ASSESSMENTS:

47 (a) Is or will the Property be part of a condominium or other community association? ☐ ☒ ☐48 (b) Will the Property be part of a PUD (Planned Urban Development)? ☐ ☒ ☐

49 § 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.

50 (c) Is there any defect, damage or problem with any common elements/area that could affect the value or desirability? ☐ ☒ ☐51 (d) Is or will it be subject to covenants, conditions and restrictions (CC&R's)? ☐ ☒ ☐52 (e) Is there an Association Fee? If "YES", amount \$ _____, per _____ ☐ ☒ ☐53 (f) Is or will the Association Fee be mandatory? ☐ ☒ ☐54 (g) Is there a Transfer Fee? If "YES", amount \$ _____ ☐ ☒ ☐55 (h) Are there any special assessments approved but unpaid by the association? ☐ ☒ ☐56 (i) Are there any special association assessments under consideration? ☐ ☒ ☐57 (j) Is there any condition or claim, which may result in an increase in assessments or fees? ☐ ☒ ☐

58 (k) Does or will the Association Fee include: (The unchecked items are not included or unknown.)

59 ☐ Exterior Building Maintenance ☐ Reserve Fund ☐ Gas ☐ Cable60 ☐ Exterior Liability ☐ Road Maintenance ☐ Electricity ☐ Swim61 ☐ Common Grounds Maintenance ☐ Security ☐ Water ☐ Tennis62 ☐ Pest and Termite Control ☐ Garbage ☐ Sewer ☐ Other _____

63 5. OTHER MATTERS:

64 (a) Do you know of any violations of local, state or federal laws, codes, regulations, or nonconforming use with respect to the Property? ☐ ☒ ☐65 (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.? ☐ ☒ ☐66 (c) Is there any existing or threatened legal action affecting the Property? ☐ ☒ ☐67 (d) Is there any system or appliance on the Property which is leased or has a fee associated with its use? ☐ ☒ ☐

- 82 (e) Are there any private or non-dedicated roadways for which owner may have financial responsibility? ☐ ☒ ☐
- 83
- 84 (f) Have there been any inspections or evaluations on the Property during the previous year? If yes, explain: Sell, Parcel & water meter ☒ ☐ ☐
- 85
- 86 (g) Is the Property in any special tax arrangement such as Green Belt? ☐ ☒ ☐
- 87 If yes, please explain details.

6. UTILITIES:

	YES	NO
	(Seller Initials)	(Seller Initials)
88 (A) Electricity		<u>AMC</u>
89 (B) Natural Gas		<u>AMC</u>
90 (C) Telephone		<u>AMC</u>
91 (D) Cable Television		<u>AMC</u>
92 (E) Garbage Collection		<u>AMC</u>
93 (F) Public Sewer		<u>AMC</u>
94 (G) Public Water		<u>AMC</u>
95 (H) Other <u>Septic Tank</u>	<u>AMC</u>	<u>AMC</u>

7. ADDITIONAL EXPLANATION OR DISCLOSURES:

8. 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 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 Lov/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.

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

107
108 Billy & Theresa
109 SELLER
110 12-26-12 at 1:00 PM o'clock ☐ am/ ☒ pm
111 Date

9. RECEIPT AND ACKNOWLEDGEMENT OF BUYER:

I acknowledge receipt of this Seller's Lov/Land Property Disclosure Statement. I understand that except as stated in the Lov/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 Lov/Land Purchase and Sale Agreement.

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

117
118 BUYER
119
120 at _____ o'clock ☐ am/ ☐ pm
121 Date

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 - Lov/Land and Seller's Property Disclosure Statement, Page 3 of 3

Modified on 1/01/2011

SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 359 Grimsley Mills Dr, Grimsley, TN.
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. As a result, I/we do not have any knowledge as to the number of
11 bedrooms for which this property has been permitted.

12 NOTE: There may be additional information which may be of interest and/or concern to Buyers contained in the official file
13 with the Tennessee Department of Environment and Conservation, Groundwater Protection division located in the
14 county office regulating septic systems. This file may contain information concerning maintenance that has been
15 done on the system as well as any violations imposed by the state. Buyers are encouraged to obtain this information
16 and if of concern to them, to have a soil engineer interpret the contents of the file. Real estate licensees are not soil
17 engineers and are not experts who can provide an interpretation of the contents of the official file.

18 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
19 they have provided is true and accurate and acknowledge receipt of a copy.

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

21 22	BUYER	_____
23 24	Date	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
	BUYER	_____
	Date	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm

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

26 27	SELLER	_____
28 29	Date	12/26/13 at 1:00 o'clock <input type="checkbox"/> am/ <input checked="" type="checkbox"/> pm
	SELLER	_____
	Date	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm

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®
FS4 - Subsurface Sewage Disposal System Permit Disclosure, Page 1 of 1

Modified on 1/01/2011