

TRIUMPH RESEARCH SPECIALISTS

Title Search Report

Buyer/Borrower: DOE, JANE
123 GWINNETT ROAD

LAWRENCEVILLE

Jurisdiction Searched: **GWINNETT COUNTY, GEORGIA**

Order #: **12345**

Report to Client Via: Email **johndoe@lawyer.com**

FULL COPIES Update from:

Special Instructions

50 YEAR TITLE SEARCH

Search Results **See attached Title Report**

TERMS: NET PAYMENT WITHIN 30 DAYS

Remit To: **TRIUMPH RESEARCH SPECIALISTS**
453 HARDY IVES LANE
LAWRENCEVILLE, GA 30045
Phone: (770) 338-1533



Services	130.00
Copies	100.00
Stat Fee	0.00
	0.00
Total	230.00

Results To: **JOHN DOE**
INDIVIDUAL

Invoice Date: **01/31/2017**
Invoice # **2017-01482**



Triumph Research Specialists

453 Hardy Ives Lane

Phone:(770) 338-1533

Lawrenceville, GA 30045

Attention: JOHN DOE

INDIVIDUAL

Report Date: 01/31/2017

johndoe@lawyer.com

Client Order # 12345

Borrower: **DOE, JANE**

Subject Property Address **123 GWINNETT ROAD**

LAWRENCEVILLE GA

County: **GWINNETT COUNTY, GEORGIA**

Effective Date: **01/02/2017**

Map / Parcel # R1000 254

TITLE REPORT **50 YEAR TITLE SEARCH**

This is an examination of the public records of the county in which the property described herein at exhibit "A" is located, and based thereon, as property indexed, record title is found to be vested in this current owner: :

DOE, JANE

@ 56789/120

RTV obtained title by virtue of **Warranty Deed**

dated 01/01/2015 , filed 01/02/2015

Additional chain of title information may be attached as Exhibit "1".

This Report does not constitute a Title Commitment.

This report is issued subject to exceptions numbered 1 through 15 herein set forth.

GENERAL EXCEPTIONS

1. Property Tax information is provided as a courtesy only. Triumph is dependent upon the Tax Office to provide accurate information and it cannot be independently verified. Contact the county directly for up to date payoff amounts.
2. All questions of survey.
3. All questions of estate/probate matters.
4. All questions of computer entries, including variations of data entry procedures.
5. All notations and recitals on recorded plat.
6. All corporate matters.
7. All rights of third parties to access and maintain utilities as they may exist on subject property.
8. Suits for which no Lis Pendens or FIFA was filed.
9. Liens were searched and are disclosed herein only in the name of the current vested owner and this report makes no representation or warranty and disclaims responsibility for any liens not shown herein that are against any other party.

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Title Search Report

SPECIFIC EXCEPTIONS

- 10 Security Deed @ 56789/123 @ B
Instrument Dated: 01/01/2015 Instrument Filed: 01/02/2015
Lender: JP MORGAN CHASE BANK
Borrower: DOE, JANE
Amount: \$250,000.00 Matures: 03/01/2033
- Assignment @ 57812/1 @ C
Instrument Dated: 08/07/2015 Instrument Filed: 08/09/2015
Assignment To: WELLS FARGO BANK, NA
Assignment From: JP MORGAN CHASE BANK
- 11 FIFA (Judgment) @ 564/87 @ D
Instrument Dated: 02/01/2015 Instrument Filed: 02/02/2015
Plaintiff: US CAPITAL CORPORATION
Defendant: DOE, JANE
Amount: \$1,157.14
- 12 Easement @ 47569/255 @ E
Instrument Dated: 04/01/2014 Instrument Filed: 04/03/2014
Easement to: GEORGIA POWER COMPANY
Easement from: SMITH, JOHN
- 13 Restrictive Covenants - IS A PUD @ 35647/123 @ F
Instrument Filed: 01/01/2013
- 14 Tax Report
- 15 Plat Report

THE FOLLOWING INDEXES WERE SEARCHED FOR THE APPROPRIATE STATUTORY PERIOD FOR THE PARTIES IN THE CHAIN OF TITLE:

UCC FIXTURE FILINGS - 5 YEARS
FEDERAL TAX LIENS - 10 YEARS
STATE TAX LIENS - 7 YEARS
FIFA(MEMO OF JUDGMENT)-7 YEARS
MECHANICS LIEN - 5 YEARS
LIS PENDENS - 7 YEARS
MISC LIENS - 7 YEARS
COUNTY TAX LIENS - 7 YEARS

EXPLANATORY NOTES:

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ATTACHMENT "1" CHAIN OF TITLE INFORMATION

Grantee/New owner: DOE, JANE
Grantor/Prior owner: SMITH, JOHN
Obtained title by virtue of Warranty Deed @ 56789/120 @ A
Instrument dated: 01/01/2015 Instrument filed: 01/02/2015

Grantee/New owner: SMITH, JOHN
Grantor/Prior owner: WILLIAMS, NICK
Obtained title by virtue of Quit Claim Deed @ 46572/1 @ B
Instrument dated: 01/01/2014 Instrument filed: 01/02/2014

Grantee/New owner: WILLIAMS, NICK
Grantor/Prior owner: GREENE, TOM
Obtained title by virtue of Warranty Deed @ 32654/125 @ C
Instrument dated: 01/01/2012 Instrument filed: 01/02/2012

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TAX REPORT

Subject Property: **123 GWINNETT ROAD**
Map / Parcel #: **R1000 254**
Taxpayer Name: **DOE, JANE**

COUNTY PROPERTY TAXES

Taxes in the Amount Of: \$1,150.00 Were Paid On 10/31/2016 TAX YEAR 2016
GWINNETT COUNTY, GEORGIA Bill #: 22254164.0
NO PRIOR YEARS ARE OUTSTANDING

PROPERTY IS NOT SUBJECT TO ADDITIONAL CITY PROPERTY TAXES

ASSESSMENT INFORMATION

Land Value @ 100%:	\$78,900.00
Structure Value @ 100%:	\$154,600.00
Misc Value @ 100%:	\$8,800.00
Total Assessed Value @ 100%:	\$242,300.00

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PLAT REPORT

Subject Property: **123 GWINNETT ROAD**
Map / Parcel #: **R1000 254**
Current Owner: **DOE, JANE**
Order Number: **12345**

Subdivision Name: DO RE ME

GMD (if any):

Land Lot: 88

District: 7

Section of District: 2

Lot Number: 54

Block: A

Unit: 2

Phase: 1

Section of Subdivision:

Building:

Acres:

Plat Book & Page: 220/16

Plat dated: 01/01/2010

Plat filed: 01/07/2010