

**DISCLOSURE STATEMENT AND DISCLAIMER**

This Disclosure Statement and Disclaimer is intended to provide information to you about your prospective purchase of tax sale property from Cumberland County, Tennessee.

If you purchase tax sale property from Cumberland County, Tennessee, you will obtain from the County a quitclaim deed. Tennessee state law mandates that the County can only issue a quitclaim deed for the property and cannot give you a deed containing title warranties. The quitclaim deed you will be given will convey to you whatever right, title, claim, or interest Cumberland County, Tennessee has in the property involved, but does not guarantee to you that you have marketable title. You may want to contact an attorney to discuss the advisability of the purchase of this property and the type of title that you are receiving. Neither the County Mayor's staff nor the County Delinquent Tax Committee can give you legal advice.

You should further understand that it may be difficult or impossible to obtain title insurance on the property you are purchasing. Title insurance may be required by a subsequent purchaser of the property from you should you decide to sell it. Title insurance may also be required by a lender should you attempt to borrow money against the property and pledge the property as collateral. You should take this into account in deciding whether to purchase the property. The County makes no guarantee that you will be able to obtain title insurance and the inability to obtain title insurance may adversely affect the marketability of your property.

The County further makes no representation or guarantee about the ability of the property to percolate or accommodate a subsurface sewage disposal system.

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The undersigned acknowledges receipt of this Disclosure Statement and Disclaimer on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Map \_\_\_\_\_

Group \_\_\_\_\_

Parcel \_\_\_\_\_