

EXHIBIT B C

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COUNSELORS-AT-LAW

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October 1, 2019

Clays Millox, LLC  
c/o B Frye  
5400 Harrodsburg Road  
Nicholasville, KY 40356

Re: Updated Preliminary Title Opinion  
4470 Clays Mill Road. Tracts 3 & 4. Nicholasville. KY (the "Property")

Dear Mr. Frye:

At your request, we have examined the properly indexed records of the Jessamine County Clerk through 8:00 a.m. on August 28, 2019 (the "Effective Date") for the period of March 19, 1982, to August 28, 2019, with reference to the record title to the property known and designated as 4470 Clays Mills Road (Tracts 3 & 4), Nicholasville, Jessamine County, Kentucky, which is currently owned in fee simple, by Kimberly C. Berryman, Trustee of the Maddox Irrevocable Family Trust dated December 10, 1997, by virtue of that certain Deed dated February 12, 2009, in Deed Book 616, Page 504, and recorded on March 11, 2009, in the Jessamine County Clerk's Office, subject to the exceptions set forth herein, said property being more particularly described on Exhibit A.

The opinion expressed above is subject to the following exceptions:

**General Exceptions:**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of this Title Opinion;
2. Subject to the conditions, covenants, restrictions and easements on any and all plats of record in the Jessamine County Clerk's Office;
3. What an accurate survey might reveal;
4. Existing building and subdivision regulations and zoning restrictions;

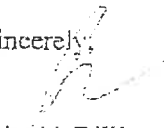
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2. May be subject to that certain Transmission Line Right of Way Easement dated February 16, 1966, in favor of East Kentucky Rural Electric Cooperative Corporation, filed of record in Deed Book 87, Page 521, in the Jessamine County Clerk's Office;
3. May be subject to that certain Transmission Line Easement dated November 21, 1968, in favor of Kentucky Utilities Company, filed of record on December 17, 1968, in Deed Book 100, Page 90, in the Jessamine County Clerk's Office;
4. Subject to the conditions, covenants, restrictions, and easements and private street agreements on all plats of record including Plat Cabinet 2, Slide 38, and Plat Cabinet 11, Slide 694 in the Jessamine County Clerk's Office;
5. All ad valorem and real property taxes or assessments due in 2019 and thereafter; and
6. The records of the United States Bankruptcy Court have not been checked; however, there is nothing of record in the office of the Jessamine County Clerk to indicate any bankruptcy proceedings.

This title opinion is based solely upon an examination of the all documents, instruments, and records pertaining to the subject property which are properly indexed and filed of record in the Jessamine County Clerk's Office for the time period set forth above, and is therefore subject to any errors therein or in the indices thereto; encumbrances and defects not revealed thereby; reasonable presumptions made as to sources of title; and to any matters having an environmental effect on the property. The attorney makes no representations or warranties regarding documents, instruments or records improperly filed or indexed.

Sincerely,

  
Jolof N. Billings