Coffee County Bank CRA Public File 2017 & 2023

Written Comments

Written Comments – N/A – no written comments received by the bank for this time period.

Responses to Written Comments

N/A No responses due to no comments received.

2023 CRA Public Notification

PUBLIC DISCLOSURE

January 9, 2017

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Coffee County Bank Certificate Number: 22090

2070 Hillsboro Boulevard Manchester, Tennessee 37355

Federal Deposit Insurance Corporation Division of Depositor and Consumer Protection Dallas Region – Memphis Area Office

> 6060 Primacy Parkway, Suite 300 Memphis, Tennessee 38119

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

TABLE OF CONTENTS

Institution Rating	1
Scope of Evaluation	2
Description of Institution	4
Description of Assessment Area	5
Conclusions on Performance Criteria	9
Discriminatory or Other Illegal Credit Practices Review1	4
Glossary1	5

INSTITUTION RATING

INSTITUTION'S COMMUNITY REINVESTMENT ACT (CRA): RATING: This institution is rated <u>Satisfactory</u>. An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

Coffee County Bank (CCB) demonstrated satisfactory CRA performance based on the Lending Test criteria. Examiners did not identify any evidence of discriminatory or other illegal credit practices. The following points summarize the bank's performance.

- The loan-to-deposit ratio is more than reasonable given the institution's size, financial condition, and assessment area credit needs.
- The bank made a majority of its home mortgage, consumer, and small business loans in its assessment area.
- The geographic distribution of loans reflects a reasonable dispersion throughout the assessment area. Reasonable performance records regarding home mortgage and consumer loans offset the poor small business geographic distribution.
- The distribution of borrowers reflects, given the demographics of the assessment area, reasonable performance. This conclusion is supported by reasonable penetration among individuals of different income levels (including low- and moderate-income) based on a reasonable record regarding home mortgage loans and an excellent record regarding consumer loans, both of which lifted the poor penetration to small businesses (businesses of different sizes).

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated April 25, 2011, to the current evaluation dated January 9, 2017. Examiners used the Interagency Small Institution Examination Procedures to evaluate CCB's CRA performance, which is a streamlined assessment method that contains only five performance criteria under the Small Bank Lending Test. These performance criteria are as follows:

- •Loan-to-deposit ratio
- •Assessment area concentration
- Geographic distribution
- •Borrower profile
- •Response to CRA-related complaints

Assessment Area

CCB has one assessment area, which is Coffee County, Tennessee in its entirety. A full-scope review was performed.

Loan Products Reviewed

Examiners determined that the bank's major product lines are home mortgage, consumer, and small business loans. This conclusion considered the bank's business strategy and the number and dollar volume of loans originated during the evaluation period. Refer to the Appendix for a Glossary of Terms for definitions on what constitutes a home mortgage, consumer, or small business loan for purposes of the CRA analysis.

CCB's record of originating home mortgage loans contributed more weight to overall conclusions due to the larger loan volume when compared to consumer and small business lending during the review period. In addition, consumer loans contributed more weight to overall conclusions than the bank's small business loans due to its larger number and dollar volume, particularly when commercial loans are adjusted to meet the small business loan definition (loans greater than \$1 million are excluded). Furthermore, no other loan types, such as small farm loans, represented a major product line during 2015. Therefore, no other loan types provided material support for conclusions and are not presented. The following table shows the bank's originations and purchases during 2015 by loan type.

Loans Originated or Purchased (2015)								
Loan Category	\$(000s)	%	#	%				
Construction and Land Development	6,897	15.9	60	4.2				
Secured by Farmland	2,255	5.2	2	0.1				
1-4 Family Residential	12,773	29.4	137	9.6				
Multi-Family Residential	1,104	2.5	1	0.1				
Commercial Real Estate	6,974	16.1	14	1.0				
Agricultural Production	0	0.0	0	0.0				
Commercial and Industrial	2,291	5.3	10	0.7				
Consumer Purpose	11,142	25.6	1,201	84.3				
Other Loans	0	0.0	0	0.0				
Gross Loans	43,436	100.0	1,425	100.0				
Source: Bank records	l-i s. K.			1				

Bank records indicated that the lending focus and product mix remained consistent throughout the evaluation period. Because CCB is exempt from the Home Mortgage Disclosure Act (HMDA) data collection and reporting requirements, examiners selected a sample of home mortgage loans from the 1-4 Family Residential Real Estate Loans originated in the period of January 1, 2015 through December 31, 2015. This sample was considered representative of the bank's performance during the entire evaluation period. The bank originated 137 home mortgage loans totaling \$12.8 million in 2015, of which 48 loans totaling \$5.0 million were sampled.

Examiners also selected a sample of consumer loans from the universe of non-real estate secured consumer loans originated from January 1, 2015 through December 31, 2015. This sample was considered representative of the bank's performance during the entire evaluation period. The bank originated 1,201 consumer loans totaling \$11.1 million in 2015, of which 50 loans totaling \$641,704 were sampled.

The analysis of the bank's home mortgage and consumer lending is compared to demographic data for the area. The 2010 US Census Data (updated 2014) Medium Family Income (MFI) is used to establish the census tract designations for the Geographic Distribution Analysis. Home mortgage loans are compared to the percentage of owner-occupied households in each geographic income category, and consumer loans are compared to the percentage of households in each geographic income category. The Federal Financial Institutions Examination Council (FFIEC) 2015 MFI estimate is used for the Borrower Distribution analysis. The borrower profile for home mortgage loans is compared to the percentage of families in each income category, and the borrower profile for consumer loans is compared to the percentage of households in each income category.

Furthermore, examiners selected a sample of small business loans originated in the period of January 1, 2015 through December 31, 2015. This sample was considered representative of the bank's performance during the entire evaluation period. The bank originated 22 small business loans totaling \$4.9 million in 2015, and examiners used the entire universe for the analysis (two commercial loans totaling \$4.4 million were excluded from the sample/universe because they did not meet the definition for small business loans). The 2015 D&B business demographic data provided a standard of comparison for the small business loan analysis when evaluating

geographic and borrower revenue distributions.

Examiners reviewed the number and dollar volume of home mortgage, consumer, and small business loans. While number and dollar volume of loans are presented, examiners emphasized performance by number of loans because the number of loans is a better indicator of the number of individuals and businesses served.

DESCRIPTION OF INSTITUTION

Background

CCB is a full service commercial bank headquartered in Manchester, Tennessee. The bank operates a total of two bank offices in Coffee County: its main office and one full service branch office, both located in Manchester. The City of Manchester is situated approximately 65 miles southeast of Nashville, Tennessee in the middle part of the State. CCB received a "Satisfactory" rating at its previous FDIC Performance Evaluation dated April 25, 2011 based on Small Bank Examination Procedures.

CCB is a wholly-owned subsidiary of Coffee County Bancshares, Inc., a one-bank holding company that is also located in Manchester. The bank has one subsidiary (100 percent owned), Stone Fort Mortgage, formed in May of 2016. The mortgage company is currently involved in mortgage brokering activities only.

Operations

In addition to the two full-service offices in Coffee County, the bank has a deposit taking automated teller machine (ATMs) at each of these offices. CCB offers loan products including commercial, home mortgage, consumer, and agricultural credits with fairly equal emphasis on home mortgage, consumer, and small business loans. There is limited demand for agricultural loans. The institution provides a variety of deposit services including checking, savings, money market deposit accounts, and certificates of deposit. Alternative banking services include internet and mobile banking, electronic bill pay, telephone banking, pop money, e-statements, electronic alerts, and two bank-owned automated teller machines (ATMs). CCB has not opened or closed any offices, and no merger or acquisition activities occurred since the previous evaluation. In addition, the bank does not operate any loan or deposit production offices; however, as mentioned previously, it does operate a separate mortgage company. The table below reflects the distribution of bank offices (excluding the mortgage company) by census tract (CT) income level.

Distribution of Bank Offices								
Office Name	Main Office or Branch	Census Tract (CT)	CT Income Category	Opened or Closed Since Last Examination				
Hillsboro Blvd Office	Main Office	9705.00	Upper	No				
Murfreesboro Hwy Branch	Branch	9704.00	Upper	No				
Number of Branches in LMI Tra	acts	0						
Percent of Branches in LMI Tra	cts	0.0%						
Source: Internal Bank Data and	d 2010 U.S. Census.							

Ability and Capacity

CCB's assets totaled approximately \$156.5 million as of September 30, 2016, and included total loans of \$129.9 million and securities totaling \$10.9 million. The loan portfolio distribution, by loan type, is illustrated in the following table.

Loan Portfolio Distribution as of 09/30/2016							
Loan Category	\$(000s)	%					
Construction, Land Development, and Other Land Loans	15,066	11.6					
Secured by Farmland	3,525	2.7					
Secured by 1-4 Family Residential Properties	54,839	42.2					
Secured by Multi-Family (5 or more) Residential Properties	1,337	1.0					
Secured by Non-farm Non-residential Properties	28,694	22.1					
Agricultural Production and Other Loans to Farmers	0	0.0					
Commercial and Industrial Loans	7,937	6.1					
Consumer	18,432	14.2					
Obligations of States and Political Subdivisions in the United States	0	0.0					
Other Loans	44	0.1					
Lease Financing Receivables (net of unearned income)	0	0.0					
Gross Loans	129,874	100.0					
Less: Unearned Income	0	0.0					
Total Loans and Leases	129,874	100.0					
Source: 09/30/2016 Call Report		A					

Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet assessment area credit needs.

DESCRIPTION OF ASSESSMENT AREA

The CRA regulation requires each financial institution to define one or more assessment areas within which its performance will be evaluated. CCB designated Coffee County, Tennessee as its assessment area, which is part of the Tennessee nonmetropolitan area. The following sections discuss demographic and economic information for the assessment area.

Economic and Demographic Data

The assessment area includes Coffee County in its entirety, which according to the 2010 U.S. Census has a total of 12 census tracts. While the number census tracts in the assessment area remains unchanged, the composition of the census tracts (income designation) did change due to an update in the census data that was effective for 2014. The following table compares the assessment area at the previous evaluation, which was based on the 2010 census data, to the assessment area income levels for the current evaluation, which is based on the census data that was updated in 2014.

(AAs)	e.
AA at Curre	ent Evaluation
Census Trac	et Distribution
#	%
1	8.3
0	0.0
6	50.0
4	33.4
1	8.3
12	100.0
	1 12

Furthermore, the assessment area's middle-income tracts were designated as distressed geographies due to high poverty levels in 2012, 2013, and 2014; however, that designation has been lifted for 2015 and 2016. The following table illustrates select demographic characteristics of the current assessment area.

Demographic	Informati	on for the	Assessment A	rea	-		
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA % of #	
Geographies (Census Tracts)	12	8.3	0.0	50.0	33.4	8.3	
Population by Geography	52,796	7.8	0.0	54.7	37.5	0.0	
Housing Units by Geography	23,034	8.4	0.0	55.5	36.1	0.0	
Owner-Occupied Units by Geography	15,080	5.0	0.0	56.2	38.8	0.0	
Occupied Rental Units by Geography	5,789	15.9	0.0	54.7	29.4	0.0	
Vacant Units by Geography	2,165	12.5	0.0	52.8	34.7	0.0	
Businesses by Geography	3,155	10.5	0.0	56.2	33.3	0.0	
Farms by Geography	180	3.9	0.0	65.0	30.6	0.6	
Family Distribution by Income Level	14,561	18.8	15.6	19.2	46.4	0.0	
Household Distribution by Income Level	20,869	21.4	13.7	17.6	47.3	0.0	
Median Family Income (2010 U.S. Census)		\$44,386	Median Hous	sing Value		\$119,671	
FFIEC 2015 Estimated Median Family Inco	ome	\$47,800	Median Gros	s Rent	\$6	04/Month	
Families Below Poverty Level 13.9%							
Sources: 2010 U.S. Census data, 2015 D&B da	ta, 2015 FFI	EC-Estimate	d Median Famil	y Income (M	(FI)		

The analysis of small business loans under the Borrower Profile criterion compares the distribution of businesses by level of gross annual revenues (GARs). According to 2015 D&B data, there were 3,155 businesses in the assessment area. A breakdown of these businesses by GARs is listed below.

- 75.3 percent have \$1 million or less.
- 4.4 percent have more than \$1 million.
- 20.3 percent have unknown revenues.

Industry categories indicate that Service industries represent the largest portion of businesses in the area with 54.0 percent of total businesses; followed by wholesale/retail trade (23.0 percent); manufacturing and transportation (9.3 percent); construction (7.9 percent); finance, insurance, and real estate (7.2 percent); agriculture (6.2 percent); and public administration (3.1 percent). In addition, 68.4 percent of area businesses have four or fewer employees, and 84.9 percent operate

from a single location.

The 2015 FFIEC-updated median family income level is used to analyze home mortgage loans under the Borrower Profile criterion. The low-, moderate-, middle- and upper-income categories are presented in the following table. These categories are based on the 2015 FFIEC-updated median family income of \$47,800. The MFI figure of \$44,386 was used for the Geographic Distribution analysis.

	4	Median Family Income Ra	nges	
Median Family Income	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
\$47,800	<\$23,900	\$23,900 to <\$38,240	\$38,340 to <\$57,360	≥\$57,360
	us (Updated 2014) &	2 2015 FFIEC-Estimated Mediar	n Family Income data	

There are 23,034 housing units in the assessment area with 65.5 percent are owner-occupied, 25.1 percent are occupied rental units, and 9.4 percent are vacant. The Geographic Distribution criterion compares home mortgage loans to the distribution of owner-occupied housing units. Major employers in Coffee County are listed in the following table:

Major Employers in Assessment Area (Coffee County)								
Company Name	City	Estimated Number of Employees						
Arnold Engineering Dev. Center	Arnold Air Force Base	1,000 to 4,999						
Kasai North America	Manchester	1,000 to 4,999						
Aerospace Testing Alliance	Arnold Air Force Base	1,000 to 4,999						
Harton Regional Medical Center	Tullahoma	500 to 999						
TE Connectivity	Tullahoma	250 to 499						
Cubic Transportation Systems	Tullahoma	250 to 499						
Walmart Supercenter	Tullahoma	250 to 499						
Wisco Envelope Co.	Tullahoma	250 to 499						
Volunteer Engineering, Inc.	Manchester	250 to 499						
Ascend Federal Credit Union	Tullahoma	250 to 499						
Jacobs Technology, Inc.	Tullahoma	250 to 499						
Walmart Supercenter	Manchester	250 to 499						
Volunteer Automotive	Manchester	250 to 499						
Source: jobs4TN.gov								

Data obtained from the Tennessee Department of Labor and Workforce Development indicates that the November 2016 unemployment rate for Coffee County was 4.7 percent, which is in line with the statewide average of 4.6 percent but slightly higher than the National average of 4.4 percent. The following table displays the unemployment rates over the last 3 years and shows that the Coffee County unemployment rate almost mirrors the declining trend in the State unemployment rate.

Unemployment Rates								
Area	Nov. 2016	Nov. 2015	Nov. 2014					
Coffee County	4.7	5.3	5.9					
Tennessee	4.6	5.3	6.0					
United States	4.4	4.8	5.5					

The November 2016 Moody's Analytics expects the Tennessee economy to cool in 2017 as manufacturing settles into a pattern of slower but sustainable growth. They do expect bigger gains in private services that should power faster income growth. Goods-producing industries are what set Tennessee apart from other states in the South. A favorable mix of jobs, including above-average gains in mid- and high-wage industries, is bolstering average hourly earnings, which are up twice as much as nationally during 2016. Meanwhile, stronger migration into the State and rising incomes are fueling stronger home sales, especially for single-family housing. In summary, Moody's indicated that the Tennessee economy will be average in comparison to the rest of the country over the next year.

Competition

The assessment area is highly competitive in the market for financial services. According to the FDIC Deposit Market Share data as of June 2016, there were 10 financial institutions operating 20 offices within the bank's assessment area. Of these institutions, CCB ranked 2nd with a 13.9 percent deposit market share.

The bank is not required to collect and report data on its home mortgage loans; thus, the analysis of home mortgage loans does not include comparisons to aggregate data as a primary source of comparison for conclusions derived. However, six of ten banks in the county are subject to the Home Mortgage Disclosure Act (HMDA) data collection and reporting requirements. Consequently, the mortgage peer data provides a fairly accurate picture of the level of the demand and competition for home mortgage loans in the assessment area, which is included for informational purposes.

The HMDA aggregate data for 2015 shows that 129 institutions reported 1,378 home mortgage loans totaling \$178.7 million in the assessment area, indicating a high level of competition for home mortgage loans among banks, credit unions, and mortgage companies (including mortgage brokers) that may or may not have physical offices in the area. The average home mortgage loan amount for the county was \$129,700.

CCB is not required to collect or report its small business loan data, and it has elected not to do so; as a result, the analysis of small business loans does not include comparisons to aggregate peer data. Only Large Banks, currently defined as banks with assets greater than \$1.202 billion, are required to report their small business loans; other banks can voluntarily report their loan data. At the present time, only two out of the 10 banks operating offices in Coffee County are defined as Large Banks, making it likely that most of the small business loans originated in the county are not reported and included in the small business peer data. Nevertheless, the peer data does provide an indication of the general demand for small business loans in the area and the

level of competition from Large Banks operating in Coffee County for these loans. Therefore, the small business peer data is provided for informational purposes.

The small business peer data for 2015 shows that 31 institutions reported 405 small business loans in the assessment area that totaled \$14.1 million. In comparison, the subject bank originated 22 small business loans totaling \$4.9 million during 2015. The small business peer information indicates a moderate level of competition from larger banks.

Community Contact

As part of the evaluation process, examiners contact third parties active in the assessment area to assist in identifying the credit and community development needs. This information helps determine whether local financial institutions are responsive to these needs. It also shows what credit and community development opportunities are available.

A community contact representing a government agency was interviewed to determine the credit needs of the assessment area. The contact stated that the banks in the area were meeting the credit needs for home mortgage, small business, and consumer loans. He also stated that financial institutions offered an adequate level of financial services. The contact indicated that all the community banks in the area, including the subject bank, were involved in the local community.

Credit and Community Development Needs and Opportunities

Considering information from the community contact, bank management, aggregate loan information, demographic, and economic data, examiners determined that home mortgage, consumer, and small business loans represent the primary credit needs in this assessment area. The large number and volume of home mortgage lending demonstrated by aggregate lenders and the significant percentage of businesses with GARs of \$1 million or less along with the large number of businesses with four or fewer employees in the assessment area support these conclusions.

CONCLUSIONS ON PERFORMANCE CRITERIA

CCB demonstrated satisfactory performance under the Lending Test performance criteria. The bank demonstrated reasonable performance with regard to its geographic loan distribution and borrower profile distribution. The bank's level of lending was considered more than reasonable and a majority of the bank's loans were originated in the assessment area.

Loan-to-Deposit Ratio

The level of lending, as reflected by the net loan-to-deposit (LTD) ratio is more than reasonable given the institution's size, financial condition, and assessment area credit needs. Both the overall level (based on the average LTD ratio) and comparative level relative to other institutions reflects strong performance.

Overall Level

The overall level of the bank's average net LTD ratio reflects more than reasonable performance. Although the bank's average net LTD ratio over the last 22 calendar quarters at 89.8 has declined from the 96.8 percent ratio calculated at the previous evaluation, it remains high. CCB's quarterly net LTD ratios varied from a low of 86.0 percent on June 30, 2012 to a high of 95.8 percent on September 30, 2016.

Comparative Level

The comparative level of the bank's level of lending ratio reflects more than reasonable performance. Examiners identified 9 comparable institutions operating in or around the bank's assessment area that reflect comparable asset sizes and lending focus. The bank's net LTD ratio, calculated from Call Report data, averaged 89.8 percent over the past 22 quarters. CCB's average LTD ratio exceeds the overall combined average LTD ratio of comparable institutions by 14.4 percent. Examiners selected the comparable institutions based on their asset size, geographic location, branching network, and lending focus.

In comparing the LTD ratios of similarly situated banks, the ratios ranged from a low of 62.9 percent to a high of 89.8 percent resulting in difference of 26.9 percent. The following table shows the average net LTD ratios for CCB compared to the ratios of similarly situated banks.

Loan-to-Deposit Ratio Comparison							
Institution	Total Assets \$(000s)	Average LTD Ratio (%)					
Bank of Lincoln County, Fayetteville, TN	129,936	74.0					
Citizens Community Bank, Winchester, TN	186,679	76.7					
First Vision Bank of Tennessee, Tullahoma, TN	156,873	89.3					
Homeland Community Bank, McMinnville, TN	137,189	67.1					
Peoples Bank and Trust Company, Manchester, TN	84,664	65.3					
Peoples Bank of Middle Tennessee, Shelbyville, TN	106,795	76.5					
Security Federal Savings Bank, McMinnville, TN	171,152	83.1					
Southern Community Bank, Tullahoma, TN	159,857	84.1					
The First National Bank of Manchester, TN	232,179	62.9					
Averages for Similar Banks	151,703	75.4					
Coffee County Bank, Manchester, TN	130,368	89.8					
Source: Call Report data	2						

Assessment Area Concentration

The bank made a majority of its home mortgage, consumer, and small business loans within its assessment area, by both number and dollar volume. Refer to the following table for the distribution of lending inside and outside of the bank's assessment area.

		Lendi	ng Ins	side an	d Outs	ide the As				
Number of Loans						Dollar A	mount of L	oans \$(00	0s)	
Loan Category	Asses	side sment rea	Asses	tside sment rea	Total #	Insi Assess Ar	ment		side sment ·ea	Total \$(000s)
	#	%	#	%		\$(000s)	%	\$(000s)	%	
Home Mortgage	30	62.5	18	37.5	48	2,671	53.8	2,290	46.2	4,961
Consumer	42	84.0	8	16.0	50	544	84.7	98	15.3	642
Small Business	18	81.8	4	18.2	22	3,773	76.9	1,133	23.1	4,906
Sources: Bank recor	rds						2.1	1		3°

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. The bank's reasonable performance in regard to its home mortgage and consumer lending outweighed the bank's poor performance relative to its small business lending. The dollar volume of home mortgage loans is approximately three times the dollar volume of small business loans. Likewise loans and consumer loans are over twice the dollar volume of small business loans. Likewise based on number of loans originated in past year, the same lending focus was noted. Based on the bank's lending emphasis being mostly on home mortgage and consumer loans, the geographic distribution of its small business loans did not detract from the overall conclusion.

In the analysis, examiners primarily focused on the bank's number of loans by percentage of total loans in the low-income census tract compared to the demographics of the assessment area, since the assessment area has no moderate-income tracts.

Home Mortgage Loans

The geographic distribution of the bank's home mortgage loans reflects reasonable dispersion throughout the assessment area. Examiners focused on the comparison to demographic data. The following table shows that the CCB's performance in the one low-income tract is within a reasonable range of the percentage of owner-occupied housing units in this tract. It should be noted that the lone low-income census tract in the bank's assessment area is located in the City of Tullahoma, which is approximately 12 miles from any of CCB's branches. There are several other banks operating offices in Tullahoma, and since the subject bank does not have any offices there, its penetration into Tullahoma is limited. Furthermore, while not the primary source of comparison for non-reporters, HMDA aggregate data shows that aggregate lenders extended 4.3 percent of their total loans in this low-income tract. Therefore, CCB's record of lending in the low-income tract at 3.4 percent is reasonable considering the performance context issues. As mentioned previously, the assessment area doesn't have any moderate-income census tracts.

Geographic Distribution of Home Mortgage Loans								
Tract Income Level	% of Owner- Occupied Housing Units	#	%	\$(000s)	%			
Low	5.0	1	3.3	30	1.1			
Moderate	0.0	NA	NA	NA	NA			
Middle	56.2	12	40.0	1,361	51.0			
Upper	38.8	17	56.7	1,280	47.9			
N/A	0.0	NA	NA	NA	NA			
Total	100.0	30	100.0	2,671	100.0			
Sources: 2010 U.S. (Census (Updated 2014),	Home Mortgo	age Loan Sample					

Consumer Loans

The geographic distribution of the bank's consumer loans indicates reasonable dispersion throughout the assessment area. Examiners focused on the comparison to demographic data. The following table shows that the CCB's performance in the low-income tract at 4.8 percent of its total consumer loans originated in the assessment area is within a reasonable range of the demographic data. Refer to the following table for additional details.

Geographic Distribution of Consumer Loans						
% of Households	#	%	\$(000s)	%		
8.0	2	4.8	35	6.4		
0.0	NA	NA	NA NA	NA		
55.8	22	52.4	379	69.7		
36.2	18	42.8	130	23.9		
0.0	NA	NA	NA	NA		
100.0	42	100.0	544	100.0		
	% of Households 8.0 0.0 55.8 36.2 0.0	% of Households # 8.0 2 0.0 NA 55.8 22 36.2 18 0.0 NA	% of Households # % 8.0 2 4.8 0.0 NA NA 55.8 22 52.4 36.2 18 42.8 0.0 NA NA	% of Households # % \$(000s) 8.0 2 4.8 35 0.0 NA NA NA 55.8 22 52.4 379 36.2 18 42.8 130 0.0 NA NA NA		

Small Business Loans

The geographic distribution of small business loans reflects poor dispersion. The following table shows that the bank has no small business loans in the assessment area's low-income census tract. As noted previously, the low-income census tract is located in Tullahoma, which is approximately 12 miles from any of CCB's offices. Because there are several other banks with offices in Tullahoma, it limits the bank's ability to make loans in the Tullahoma area; however, the lack of any small business loans in the low-income census tract is considered poor performance.

Tract Income	% of	Bank Data (2015)			
Level	Businesses	#	%	\$(000s)	%
Low	10.5	0	0	0	0
Moderate	0.0	NA	NA	NA	NA
Middle	56.2	5	27.8	728	19.3
Upper	33.3	13	72.2	3,045	80.7
N/A	0.0	NA	NA	NA	NA
Total	100.0	18	100.0	3,773	100.0

Borrower Profile

The borrower profile distribution of loans reflects reasonable performance. The bank's reasonable performance in regard to its home mortgage and excellent performance in regard consumer lending to borrowers of different income levels outweighed the bank's poor performance relative to its small business lending. Because of the bank's lending emphasis on home mortgage and consumer loans, the poor performance of its small business loans did not detract from the overall conclusion.

In the borrower profile analysis, examiners focused on the percentage by number of home mortgage and consumer loans to low- and moderate-income borrowers. They also focused on the percentage by number of small business loans to businesses with GARs of \$1 million or less.

Home Mortgage Loans

The distribution of home mortgage loans to individuals of different income levels is reasonable. This conclusion is based on a reasonable level of lending to both low-income and moderateincome borrowers. Examiners focused on the comparison to demographic data, with more emphasis on moderate-income borrowers, given the high poverty level, which hampers the institution's ability to lend to low-income borrowers.

CCB's level of lending to low-income borrowers is considered reasonable given the high poverty rate at 13.9 percent of families in the assessment area. The Census Bureau uses a set of dollar value thresholds that varies by family size and composition to determine who is in poverty. So while not a direct correlation that all families in poverty would be classified as low-income, borrowers with annual incomes of under \$23,900 (low-income category), would typically find it difficult to qualify for conventional residential loans within the confines of safe and sound lending practices. Therefore, the demand and opportunity for lending to low-income families is very limited. This helps explain the difference between the bank's lending levels to low-income borrowers at 3.4 percent compared to the 18.8 percent of families in the assessment area with low-income. Furthermore, while not the primary source of comparison for non-reporters, HMDA aggregate data shows that 3.6 percent of aggregate loans were to low-income borrowers in this area. Therefore, the bank's record of lending to low income individuals at 3.4 percent is similar to aggregate level. Performance is considered reasonable given the performance context issues.

The bank's lending to moderate-income borrowers is considered reasonable at 10.0 percent (by number) compared to the percentage of moderate-income families in the assessment area, which

is 15.6 percent. HMDA aggregate data shows that 15.6 percent of aggregate loans were extended to moderate-income borrowers in the area. Although below both the demographics and aggregate data for the area, the bank's level of lending to moderate-income borrowers is within a reasonable range of these comparisons. Refer to the following table for additional information.

Dist	ribution of Home Mo	ortgage Loa	ns by Borrowe	r Income Level	
Borrower Income Level	% of Families	#	%	\$(000s)	%
Low	18.8	1	3.4	43	1.6
Moderate	15.6	3	10.0	155	5.8
Middle	19.2	10	33.3	818	30.6
Upper	46.4	16	53.3	1,655	62.0
N/A	0.0	0	0.0	0	0.0
Total	100.0	30	100.0	2,671	100.0

Sources: 2010 U.S. Census (Updated 2014), Home Mortgage Loan Sample from 2015Bank Data

Consumer Loans

The borrower distribution of the bank's consumer loans exhibits excellent distribution among borrowers of different income levels. Examiners focused on the comparison to demographic data, with emphasis to low- or moderate- income borrowers. The following table shows that CCB extended 28.6 percent of its consumer loans to low-income borrowers compared to 21.4 percent of the assessment area's households are categorized as low-income. In addition, the bank extended 28.6 percent of its consumer loans to moderate-income borrowers compared to 13.7 percent of the area's households are categorized as moderate-income which depicts excellent performance. Overall, over half (57 percent) of consumer loans were originated to low- or moderate- income borrowers demonstrating excellent performance. Refer to the following table for additional details.

D	Distribution of Consumer Loans by Borrower Income Level						
Borrower Income Level	% of Households	#	%	\$(000s)	%		
Low	21.4	12	28.6	55	10.1		
Moderate	13.7	12	28.6	73	13.4		
Middle	17.6	7	16.7	44	8.1		
Upper	47.3	9	21.3	155	28.5		
N/A	0.0	2	4.8	217	39.9		
Total	100.0	42	100.0	544	100.0		
Sources: 2010 U.S. C	Census (Updated 2014	4), Consumer Lo	oan Sample from 2	2015Bank Data			

Small Business Loans

The distribution of small business loans reflects a poor level of loans to businesses with GARs of \$1 million or less. CCB's level of lending to businesses in this category is 19.7 percentage points below the business demographics for the area. One positive aspect of the bank's business lending is that the percentage of loans (by number) is in line or better than all revenue subcategories that are \$1 million or below, except for the business loans to businesses with GARs under \$100,000 and \$249,999. However, the percentage of small business loans to businesses with GARs under \$1 million is poor. In that sub-category, the bank has not originated any loans. Refer to the following table for details.

Distributio	n of Small Busine	ss Loans by	Gross Annual]	Revenue Catego	ry
Gross Annual Revenue Level	% of Businesses	#	%	\$(000s)	%
< \$100,000	34.5	6	33.4	301	8.0
\$100,000 - \$249,999	28.3	0	0.0	0	0.0
\$250,000 - \$499,999	7.7	2	11.1	695	18.4
\$500,000 - \$1,000,000	4.8	2	11.1	379	10.0
Subtotal ≤ \$1,000,000	75.3	10	55.6	1,375	36.4
> \$1,000,000	4.4	8	44.4	2,398	63.6
Revenue Not Available	20.3	0	0.0	0	0.0
Total	100.0	18	100.0	3,773	100.0
Source: 2015 D&B Data, 20	15 Bank Records				

Response to Complaints

The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices; therefore, this consideration did not affect the institution's overall CRA rating.

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Family Income: Includes the income of all members of a family that are age 15 and older.

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Disclosure Loan Application Register (HMDA LAR): The HMDA LARs record all applications received for residential purchase, refinance, home improvement, and temporary-to-permanent construction loans.

Home Mortgage Loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multi-family (five or more families) dwelling loans, loans to purchase manufactured homes, and refinancings of home improvement and home purchase loans.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Household Income: Includes the income of the householder and all other persons that are age 15 and older in the household, whether related to the householder or not. Because many households are only one person, median household income is usually less than median family income.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area.

Performance under applicable tests is often analyzed using only quantitative factors (for example, geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Micropolitan Statistical Area: CBSA associated with at least one urbanized area having a population of at least 10,000, but less than 50,000.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area: All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Rated Area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Loan: A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

Small Farm Loan: A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

Underserved Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middleincome geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

Upper-Income: Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.

2017 CRA Public File Notification

PUBLIC DISCLOSURE

January 17, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Coffee County Bank Certificate Number: 22090

2070 Hillsboro Boulevard Manchester, Tennessee 37355

Federal Deposit Insurance Corporation Division of Depositor and Consumer Protection Dallas Regional Office

> 600 North Pearl Street, Suite 700 Dallas, Texas 75201

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

TABLE OF CONTENTS

INSTITUTION RATING	. 1
DESCRIPTION OF INSTITUTION	. 1
DESCRIPTION OF ASSESSMENT AREA	. 2
SCOPE OF EVALUATION	. 4
CONCLUSIONS ON PERFORMANCE CRITERIA	. 6
DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW	11
APPENDICES	12
SMALL BANK PERFORMANCE CRITERIA	12
GLOSSARY	13

INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated Satisfactory.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area (AA), including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

- The loan-to-deposit (LTD) ratio is more than reasonable given the institution's size, financial condition, and AA credit needs.
- A majority of loans are in the AA.
- The geographic distribution of loans reflects reasonable dispersion throughout the AA.
- The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among businesses of different sizes and individuals of different income levels [including low- and moderate-income (LMI)].
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the rating.

DESCRIPTION OF INSTITUTION

Coffee County Bank (CCB), operates as a full-service community bank headquartered in Manchester, Tennessee. Coffee County Bancshares, Inc., also located in Manchester, wholly owns the bank. The bank maintains 100 percent ownership investment in Stone Fort Mortgage, Incorporated, also located in Manchester, whose primary purpose is to originate home mortgage loans for sale in the secondary market. CCB received a "Satisfactory" rating based on Small Institution Procedures at its previous FDIC CRA evaluation on January 9, 2017.

CCB operates in central Tennessee from three full-service offices in Coffee County and one fullservice office in Warren County. The bank opened two new branches since the prior evaluation, one located in a moderate-income census tract in Warren County (McMinnville) and one located in a middle-income census tract in Coffee County (Tullahoma). The bank did not close any branches or engage in any merger or acquisition activity since the previous evaluation.

CCB offers a full line of standard loan products, such as home mortgage, commercial, consumer, and agricultural loans, primarily focusing on home mortgage and commercial lending. The bank also offered loans under the Small Business Administration's (SBA) temporary Paycheck Protection Program (PPP) in response to the COVID-19 pandemic. The bank originated 140 PPP loans totaling \$5.5 million during the evaluation period. The bank also offers standard deposit products such as personal and business checking as well as saving accounts. Alternative banking services include mobile and internet banking, bill pay, and four automated teller machines. CCB offers hours and days of service consistent with the area and industry norms.

CCB's assets totaled approximately \$324.6 million as of September 30, 2022, which included total loans of \$275.3 million. Total deposits equaled \$260.0 million as of the same date. The following table details the mix of outstanding loans as of September 30, 2022. Home mortgage and commercial loans constitute the largest portion of outstanding loans.

Loan Portfolio Distribution as of 9/30/2022					
Loan Category	\$(000s)	%			
Construction, Land Development, and Other Land Loans	45,250	16.4			
Secured by Farmland	15,666	5.7			
Secured by 1-4 Family Residential Properties	98,361	35.7			
Secured by Multifamily (5 or more) Residential Properties	22,743	8.3			
Secured by Nonfarm Nonresidential Properties	51,739	18.8			
Total Real Estate Loans	233,759	84.9			
Commercial and Industrial Loans	24,740	9.0			
Agricultural Production and Other Loans to Farmers	814	0.3			
Consumer Loans	15,921	5.8			
Obligations of State and Political Subdivisions in the U.S.	0	0.0			
Other Loans	21	0.0			
Lease Financing Receivable (net of unearned income)	0	0.0			
Less: Unearned Income	0	0.0			
Total Loans	275,255	100.0			

Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet AA credit needs.

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more AAs for which examiners will evaluate its CRA performance. CCB designated Coffee and Warren counties in Tennessee as its sole AA, which is located in the non-metropolitan area of Tennessee. The bank added Warren County to the AA in October 2021 upon opening its McMinnville branch. The AA conforms to the technical requirements of the CRA.

Economic and Demographic Data

According to the 2015 American Community Survey (ACS) data, the AA includes 4 moderate-, 11 middle-, and 5 upper-income tracts, as well as 1 tract with no-income designation. The following table provides additional demographic data for the AA.

Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	21	0.0	19.0	52.4	23.8	4.8
Population by Geography	93,463	0.0	20.3	56.5	23.3	0.0
Housing Units by Geography	41,354	0.0	21.2	55.8	22.9	0.0
Owner-Occupied Units by Geography	25,094	0.0	15.6	58.7	25.8	0.0
Occupied Rental Units by Geography	11,737	0.0	30.3	51.0	18.7	0.0
Vacant Units by Geography	4,523	0.0	29.1	52.6	18.2	0.1
Businesses by Geography	6,344	0.0	26.3	52.5	20.9	0.3
Farms by Geography	358	0.0	12.8	67.3	19.8	0.0
Family Distribution by Income Level	24,975	19.4	17.6	19.0	44.0	0.0
Household Distribution by Income Level	36,831	22.7	15.4	17.4	44.6	0.0
Median Family Income – TN Non- MSA	\$4	6,066	6 Median Housing Value			\$109,142
			Median Gross	Rent		\$625
			Families Belo	w Poverty L	evel	15.2%

*) The NA category consists of geographies that have not been assigned an income classification.

According to the Tennessee Department of Labor and Workforce Development, major employers in the AA include Crisplant, Incorporated, United Parcel Service (UPS) Authorized Shipping Provider, Walmart Supercenter, Ascension Saint Thomas River Park Hospital, and Yorozu Automotive Tennessee. As shown in the following table, data obtained from the U.S. Bureau of Labor Statistics indicates that the unemployment rates for Coffee and Warren counties generally remain similar to that of the state and national averages.

Unemployment Rates						
A	November 2021	November 2022				
Area	⁰∕₀	%				
Coffee County	3.4	3.5				
Warren County	3.9	4.1				
Statewide Tennessee	3.6	3.5				
National Average	4.2	3.6				
Source: Bureau of Labor Statistics	š.					

To determine the borrowers' income designation to analyze home mortgage loans under the borrower profile criterion, examiners used the Federal Financial Institutions Examination Council's (FFEIC's) 2021 estimated-median family income of \$53,700 for the non-metropolitan area of Tennessee.

Median Family Income Ranges – Tennessee Non-MSA						
Median Family Incomes Low <50%						
2021 (\$53,700)	<\$29,050	\$29,050 to <\$46,480	\$46,480 to <\$69,720	≥\$69,720		
Source: FFIEC.				-		

Competition

CCB operates in a moderately competitive environment. Competition comes from other local, regional, and national banks, digital mortgage lenders, mortgage companies, and credit unions. According to the FDIC's Deposit Market Share Report as of June 30, 2022, the AA contains 14 financial institutions that operate 38 full-service branches. Of these institutions, CCB ranked third with 9.9 percent of the deposit market share.

Community Contact

As part of the evaluation process, examiners contact third parties active in the AA to assist in identifying credit and CD needs. This information helps determine local financial institutions' responsiveness to these needs and shows available credit and CD opportunities.

Examiners reviewed a prior contact knowledgeable of the area's economy to help assess the area's current economic conditions, community credit needs, and potential opportunities for bank involvement. The contact indicated that current economic conditions for small businesses in the area temporarily declined due to the COVID-19 pandemic. However, the contact indicated that the area maintained many more skilled jobs with larger commercial businesses during the pandemic as well. The contact noted affordable housing for LMI individuals as a significant need in the area, as well as additional resources devoted to aid in small businesses development.

Credit Needs

Considering information obtained from the community contact, bank management, as well as demographic and economic data, examiners concluded the primary credit needs of the AA include home mortgage and small business loans.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the previous evaluation dated January 9, 2017, to the current evaluation dated January 17, 2023. Examiners used the Interagency Small Institution Procedures to evaluate CCB's CRA performance. The appendix lists the criteria evaluated.

Activities Reviewed

Small Institution Procedures require examiners to determine the bank's major product lines for review. As an initial matter, examiners may select from among the same loan categories used for CRA Large Institution evaluations: home mortgage, small business, small farm, and consumer loans. The following table shows CCB's lending activity for 2021.

Loans Originated or Purchased					
Loan Category	\$(000s)	%	#	%	
Construction and Land Development	94,183	45.6	152	14.7	
Secured by Farmland	4,569	2.2	15	1.4	
Secured by 1-4 Family Residential Properties	36,960	17.9	146	14.2	
Multi-Family (5 or more) Residential Properties	8,987	4.3	7	0.7	
Commercial Real Estate Loans	17,709	8.6	31	3.0	
Commercial and Industrial Loans	31,619	15.3	208	20.2	
Agricultural Loans	1,170	0.6	16	1.6	
Consumer Loans	10,932	5.3	447	43.3	
Other Loans	497	0.2	9	0.9	
Total Loans	206,626	100.0	1,031	100.0	
Source: Bank data (1/1/2021 to 12/31/2021)		•		•	

Considering the dollar volume and number of loans originated during 2021, as well as management's stated business strategy, examiners determined the major product lines (among those typically considered for CRA) consist of commercial, home mortgage, and consumer loans. Bank records indicate that the lending focus and product mix remained generally consistent throughout the evaluation period. Therefore, examiners selected a sample of 55 small business loans totaling approximately \$3.8 million taken from a universe of 227 small business loans totaling \$22.5 million. This evaluation also includes a review of a sample of 51 home mortgage loans totaling approximately \$9.5 million taken from a universe of 153 home mortgage loans totaling \$45.9 million. Finally, this evaluation includes a review of a sample of 60 consumer loans totaling approximately \$1.2 million taken from a universe of 447 consumer loans totaling \$10.9 million. Agricultural loans comprise a minimal amount of the loan portfolio; therefore, this evaluation does not include a review of small farm loans.

D&B demographic data served as the source of comparison for small business loans while 2015 ACS data served as the source of comparison for home mortgage loans and consumer loans.

Considering the bank's primary business focus as well as the universe by number and dollar among the products reviewed, examiners applied slightly more weight to small business loans than home mortgage loans when arriving at conclusions. Consumer loans received the least weight.

For the Lending Test, examiners reviewed the number and dollar volume of small business, home mortgage, and consumer loans. However, examiners focused on performance by number of loans because the number of loans provides a better indicator of the number of businesses and individuals served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

CCB demonstrated a satisfactory record regarding the Lending Test. A more than reasonable LTD ratio, a majority of loans originated inside the AA, and reasonable records for geographic distribution and borrower profile support this conclusion.

Loan-to-Deposit Ratio

The LTD ratio is more than reasonable (considering seasonal variations and taking into account lending related activities) given the institution's size, financial condition, and AA credit needs. The LTD ratio, calculated from Reports of Condition and Income data, averaged 94.9 percent over the past 23 quarters from March 31, 2017, to September 30, 2022, representing an increase from 89.8 percent average, net LTD ratio reflected at the previous evaluation. The ratio ranged from a high of 104.6 percent as of September 30, 2022, to a low of 88.9 percent as of September 30, 2021.

Examiners identified and listed in the following table two similarly-situated institutions operating in similar areas and reflecting comparable asset sizes and lending emphasis. CCB reported a LTD ratio exceeding both of the comparable banks, further supporting more than reasonable performance.

Loan-to-Deposit (LTD) Ratio Comparison				
Bank	Total Assets as of 9/30/2022 (\$000s)	Average Net LTD Ratio (%)		
Coffee County Bank, Manchester, Tennessee	324,573	94.9		
First Vision Bank of Tennessee, Tullahoma, Tennessee	366,532	84.2		
Security Federal Savings, McMinnville, Tennessee	290,941	79.2		
Source: Reports of Condition and Income (3/31/2017 – 9/30/2022)				

Assessment Area Concentration

A majority of loans are in the institution's AA. The following table shows CCB originated a majority of small business, home mortgage and consumer loans, by both number and dollar volume, within its AA.

	Lending Inside and Outside of the Assessment Area									
		Numbe	r of Loai	18	Total	Dollars	Amount	of Loans \$(000s)	Total
Loan Category	Iı	nside	Out	tside	#	Insi	de	Outs	ide	\$(000s)
	#	%	#	%		\$	%	\$	%	
Small Business	42	76.4	13	23.6	55	3,051	81.1	711	18.9	3,762
Home Mortgage	42	82.4	9	17.6	51	8,332	87.3	1,208	12.7	9,540
Consumer	48	80.0	12	20.0	60	944	79.0	251	21.0	1,195
Source: Bank data (1/ Due to rounding, totals				8	<u>.</u>		•		8	

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the AA. Reasonable records for small business, home mortgage, and consumer loans support this conclusion. Examiners focused on the bank's lending within moderate-income census tracts within the AA when arriving at conclusions since the AA does not include any low-income census tracts.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the AA. Reasonable performance in moderate-income CTs supports this conclusion. The following table shows that in moderate-income CTs, the bank's small business lending performance trails demographic data by only 2.5 percentage points, reflecting a reasonable level.

Tract Income Level	% of Businesses	#	%	\$(000s)	%
Low	0.0	0	0.0	0	0.0
Moderate	26.3	10	23.8	2,172	71.2
Middle	52.5	23	54.8	708	23.2
Upper	20.9	9	21.4	171	5.6
Not Available	0.3	0	0.0	0	0.0
Totals	100.0	42	100.0	3,051	100.0

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the AA. The reasonable performance in moderate-income CTs supports this conclusion. The following table shows CCB's home mortgage lending in moderate-income CTs trails demographic data by 3.7 percentage points, reflecting reasonable performance.

Tract Income Level	% of Owner- Occupied Housing Units	#	%	\$(000s)	%
Low	0.0	0	0.0	0	0.0
Moderate	15.6	5	11.9	922	11.1
Middle	58.7	23	54.8	4,811	57.7
Upper	25.8	14	33.3	2,599	31.2
Not Available	0.0	0	0.0	0	0.0
Total	100.0	42	100.0	8,332	100.0

Consumer Loans

The geographic distribution of consumer loans reflects reasonable dispersion throughout the AA. Reasonable performance in moderate-income CTs supports this conclusion. The following table shows the level of consumer lending in moderate-income CTs falls below demographic data by 5.7 percentage points, yet remains within a reasonable range.

Geographic Distribution of Consumer Loans					
Tract Income Level	% of Households	#	%	\$(000s)	%
Low	0.0	0	0.0	0	0.0
Moderate	20.3	7	14.6	143	15.1
Middle	56.2	37	77.1	685	72.6
Upper	23.5	4	8.3	116	12.3
Not Available	0.0	0	0.0	0	0.0
Totals	100.0	48	100.0	944	100.0

Borrower Profile

The distribution of borrowers reflects, given the demographics of the AA, reasonable penetration among businesses of different sizes and individuals of different income levels (including LMI). Reasonable records for both small business and home mortgage loans outweigh excellent performance for consumer loans to support this conclusion. Examiners focused on lending to businesses with gross annual revenue of \$1 million or less and to LMI individuals in the AA when arriving at conclusions.

Small Business Loans

The distribution of borrowers reflects reasonable penetration among businesses of different sizes. The reasonable level of lending to businesses with gross annual revenue of \$1 million or less supports this conclusion. In assessing the bank's performance regarding this factor, examiners also considered the bank's participation in the SBA's PPP and took into account the impact unique circumstances affecting borrowers and banks resulting from the COVID-19 pandemic had on the bank.

As shown in the following table, CCB originated more than two out of every ten loans to businesses with gross annual revenue of \$1 million or less, which is typically indicative of very poor performance. However, examiners identified and considered performance context criteria, such as the significant volume of loans originated with revenues not available, which skews the data. Examiners determined that these 29 loans represent PPP loans, where collecting revenue information was not required. Therefore, excluding the loans with revenues not available from the analysis, the bank made 92.3 percent of its small business loans to businesses with gross annual revenue of \$1.0 million or less.

Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
< \$100,000	48.5	6	14.3	1,606	52.6
\$100,000 - \$249,999	23.6	4	9.5	72	2.4
\$250,000 - \$499,999	6.2	1	2.4	35	1.1
\$500,000 - \$1,000,000	3.6	1	2.4	894	29.3
Subtotal <= \$1,000,000	81.9	12	28.6	2,607	85.4
>\$1,000,000	4.7	1	2.4	50	1.6
Revenue Not Available	13.4	29	69.0	394	13.0
Total	100.0	42	100.0	3,051	100.0

Additionally, since revenue information was not available for a large volume of loans, examiners evaluated all PPP loans using loan size as a proxy to further determine the impact of CCB's PPP lending on its overall performance. The following table shows a significant majority of PPP loans, by number, had loan sizes of \$100,000 or less, indicating that the bank is helping to serve the needs of the smallest businesses in the AA, which further supports reasonable performance.

Distribution of PPP Loans by Loan Size						
Loan Size	#	%	\$(000s)	%		
< \$100,000	131	93.6	2,571	46.7		
\$100,000 - \$249,999	6	4.3	837	15.2		
\$250,000 - \$1,000,000	3	2.1	2,100	38.1		
Total	140	100.0	5,508	100.0		

Home Mortgage Loans

The distribution of borrowers reflects reasonable penetration among borrowers of different income levels, including LMI. The reasonable performances to LMI borrowers support this conclusion.

The bank's home mortgage lending to low-income borrowers trails the demographic data by 17.0 percentage points, which is typically indicative of poor performance. However, examiners identified certain performance context data that somewhat mitigates performance. Specifically, 15.2 percent of families in the AA fall below the poverty level, and these individuals typically do not qualify for traditional financing, which limits opportunity to lend to individuals in this category. In light of the performance context, the lending to low-income borrowers is reasonable. To moderate-income borrowers, CCB's level of lending exceeds demographic data by 1.4 percentage points, reflecting reasonable performance.

Borrower Income Level	% of Families	#	%	\$(000s)	%
Low	19.4	1	2.4	180	2.2
Moderate	17.6	8	19.0	902	10.8
Middle	19.0	8	19.0	1,476	17.7
Upper	44.0	25	59.6	5,774	69.3
Not Available	0.0	0	0.0	0	0.0
Total	100.0	42	100.0	8,332	100.0

Consumer Loans

The distribution of borrowers reflects excellent penetration among individuals of different income levels in the AA. An excellent record of lending to moderate-income borrowers outweighs a reasonable record of lending to low-income borrowers to support this conclusion.

The following table shows CCB's consumer lending to low-income borrowers trails the demographic data by 6.0 percentage points, yet remains within a reasonable range. To moderate-income borrowers, the bank's lending rises 13.8 percentage points higher than the demographic data, reflective of excellent performance. When also considering 45.9 percent of the bank's consumer lending was made to LMI individuals collectively, this further supports excellent overall performance.

Borrower Income Level	% of Households	#	%	\$(000s)	%
Low	22.7	8	16.7	41	4.3
Moderate	15.4	14	29.2	258	27.3
Middle	17.4	10	20.8	196	20.8
Upper	44.6	16	33.3	449	47.6
Not Available	0.0	0	0.0	0	0.0
Totals	100.0	48	100.0	944	100.0

Response to Complaints

The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Examiners did not identify any evidence of discriminatory or other illegal credit practices; therefore, this consideration did not affect the institution's overall CRA rating.

APPENDICES

SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary

counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as **non-MSA**): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Rated Area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

Small Business Loan: A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

Small Farm Loan: A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

Upper-Income: Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.

List of Branches, Street Addresses, and Geographies

Coffee County Bank Locations and Hours of Operation:

2070 HILLSBORO BLVD MANCHESTER, TN 37355 PHONE (931) 728-1975 FAX (931) 728-8309

Lobby Hours: Monday-Thursday: 8:30-4:30 Friday: 8:30-5:00

Drive-Thru Hours: Monday-Friday: 8:30-5:30 Saturday: 8:30-12:00 ATM Available • Night Deposit **301 MURFREESBORO HIGHWAY** MANCHESTER, TN 37355 PHONE (931) 728-8331 FAX (931) 461-8449 OPERATIONS (931) 728-1977

Lobby Hours: Monday-Thursday: 8:30-4:30 Friday: 8:30-5:00 Saturday: 8:30-12:00

Drive-Thru Hours: Monday-Friday: 8:30-5:30 Saturday: 8:30-12:00 ATM Available • Night Deposit **511 NORTH JACKSON STREET** TULLAHOMA, TN 37388 PHONE (931) 455-1975

Lobby Hours: Monday-Thursday: 8:30-4:30 Friday: 8:30-5:00 Saturday: 8:30-12:00

Drive-Thru Hours: Monday-Friday: 8:30-5:30 Saturday: 8:30-12:00 ATM Available • Night Deposit

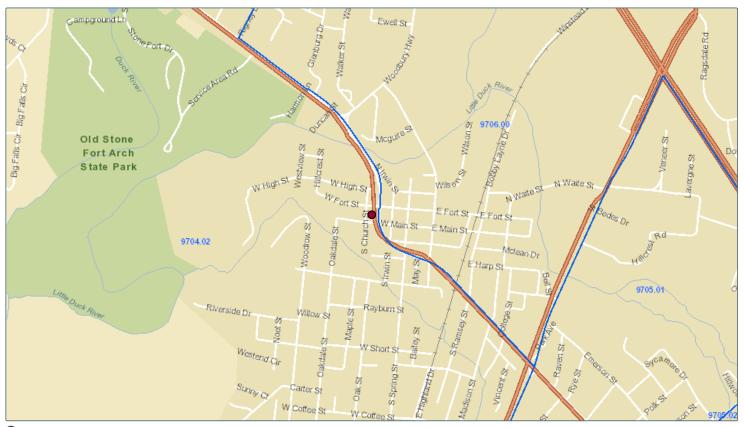
Coffee Bank & Trust

1502 SMITHVILLE HIGHWAY MCMINNVILLE, TN 37110 PHONE (931) 474-1975 FAX (931) 474-8577

Lobby Hours: Monday-Thursday: 8:30-4:30 Friday: 8:30-5:00

24 Hour ATM Available

System -- 2022



Matched Address: 301 MURFREESBORO HWY, MANCHESTER, TN, 37355
 MSA: NA - NA (Outside of MSA) || State: 47 - TENNESSEE || County: 031 - COFFEE COUNTY || Tract Code: 9704.02

Selected Tract MSA: || State: || County: || Tract Code:

FFIEC 2022 FFIEC Geocode Census Report

Matched Address: 301 MURFREESBORO HWY, MANCHESTER, TN, 37355 MSA: NA - NA (Outside of MSA) State: 47 - TENNESSEE County: 031 - COFFEE COUNTY Tract Code: 9704.02

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
2022 Estimated Tract Median Family Income	\$53,255
2010 Tract Median Family Income	\$46,441
Tract Median Family Income %	82.31
Tract Population	5234
Tract Minority %	23.10
Tract Minority Population	1209
Owner-Occupied Units	1192
1- to 4- Family Units	2019

Census Population Information

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Tract Population	5234
Tract Minority %	23.10
Number of Families	1324
Number of Households	1883
Non-Hispanic White Population	4025
Tract Minority Population	1209
American Indian Population	18
Asian/Hawaiian/Pacific Islander Population	55
Black Population	183
Hispanic Population	707
Other/Two or More Races Population	11

Census Income Information

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family	\$56,418
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
% below Poverty Line	23.10
Tract Median Family Income %	82.31
2010 Tract Median Family Income	\$46,441
2022 Estimated Tract Median Family Income	\$53,255
2010 Tract Median Household Income	\$46,498

Total Housing Units	2045
1- to 4- Family Units	2019
Median House Age (Years)	34
Owner-Occupied Units	1192
Renter Occupied Units	691
Owner Occupied 1- to 4- Family Units	1192
Inside Principal City?	NO
Vacant Units	162



2022 FFIEC Geocode Census Report

Address: 301 MURFREESBORO HWY, MANCHESTER, TN, 37355 MSA: NA - NA (Outside of MSA) State: 47 - TENNESSEE County: 031 - COFFEE COUNTY Tract Code: 9704.02

Summary Census Demographic Information

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Black Population	183
Hispanic Population	707
Other/Two or More Races Population	11

Total Housing Units	2045
1- to 4- Family Units	2019
Median House Age (Years)	34
Owner-Occupied Units	1192
Renter Occupied Units	691
Owner Occupied 1- to 4- Family Units	1192
Inside Principal City?	NO
Vacant Units	162

FFIEC 2022 FFIEC Geocode Census Report

Matched Address: 511 N JACKSON ST, TULLAHOMA, TN, 37388 MSA: NA - NA (Outside of MSA) State: 47 - TENNESSEE County: 031 - COFFEE COUNTY Tract Code: 9710.02

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
2022 Estimated Tract Median Family Income	\$70,271
2010 Tract Median Family Income	\$61,281
Tract Median Family Income %	108.61
Tract Population	5197
Tract Minority %	15.80
Tract Minority Population	821
Owner-Occupied Units	1463
1- to 4- Family Units	2098

Census Population Information

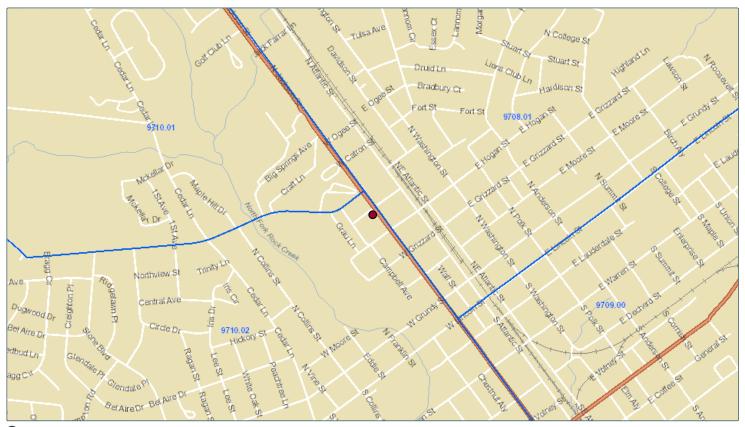
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Tract Population	5197
Tract Minority %	15.80
Number of Families	1379
Number of Households	2160
Non-Hispanic White Population	4376
Tract Minority Population	821
American Indian Population	18
Asian/Hawaiian/Pacific Islander Population	33
Black Population	225
Hispanic Population	238
Other/Two or More Races Population	12

Census Income Information

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family	\$56,418
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
% below Poverty Line	14.89
Tract Median Family Income %	108.61
2010 Tract Median Family Income	\$61,281
2022 Estimated Tract Median Family Income	\$70,271
2010 Tract Median Household Income	\$46,816

Total Housing Units	2282
1- to 4- Family Units	2098
Median House Age (Years)	52
Owner-Occupied Units	1463
Renter Occupied Units	697
Owner Occupied 1- to 4- Family Units	1463
Inside Principal City?	NO
Vacant Units	122

System -- 2022



Matched Address: 511 N JACKSON ST, TULLAHOMA, TN, 37388
 MSA: NA - NA (Outside of MSA) || State: 47 - TENNESSEE || County: 031 - COFFEE COUNTY || Tract Code: 9710.02

Selected Tract MSA: || State: || County: || Tract Code:



2022 FFIEC Geocode Census Report

Address: 511 N JACKSON ST, TULLAHOMA, TN, 37388 MSA: NA - NA (Outside of MSA) State: 47 - TENNESSEE County: 031 - COFFEE COUNTY Tract Code: 9710.02

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,700
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2010 Tract Median Family Income	\$61,281
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Tract Population	5197
Tract Minority %	15.80
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Census Income Information

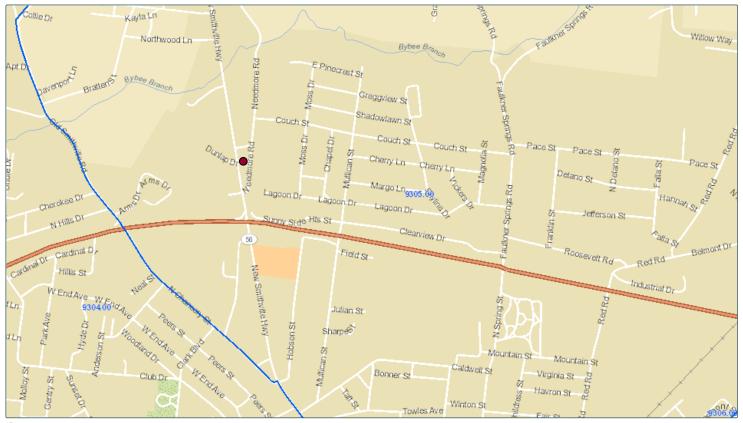
Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$56,418
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,700
% below Poverty Line	14.89
Tract Median Family Income %	108.61
2010 Tract Median Family Income	\$61,281
2022 Estimated Tract Median Family Income	\$70,271
2010 Tract Median Household Income	\$46,816

Census Population Information

Tract Population	5197	
Tract Minority %	15.80	
Number of Families	1379	
Number of Households	2160	
Non-Hispanic White Population	4376	
Tract Minority Population	821	
American Indian Population	18	
Asian/Hawaiian/Pacific Islander Population	33	
Black Population	225	
Hispanic Population	238	
Other/Two or More Races Population	12	

Total Housing Units	2282
1- to 4- Family Units	2098
Median House Age (Years)	52
Owner-Occupied Units	1463
Renter Occupied Units	697
Owner Occupied 1- to 4- Family Units	1463
Inside Principal City?	NO
Vacant Units	122





Matched Address: 1502 NEW SMITHVILLE HWY, MCMINNVILLE, TN, 37110
 MSA: NA - NA (Outside of MSA) || State: 47 - TENNESSEE || County: 177 - WARREN COUNTY || Tract Code: 9305.00

Selected Tract MSA: || State: || County: || Tract Code:

FFIEC 2022 FFIEC Geocode Census Report

Matched Address: 1502 NEW SMITHVILLE HWY, MCMINNVILLE, TN, 37110 MSA: NA - NA (Outside of MSA) State: 47 - TENNESSEE County: 177 - WARREN COUNTY Tract Code: 9305.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
2022 Estimated Tract Median Family Income	\$47,153
2010 Tract Median Family Income	\$41,123
Tract Median Family Income %	72.88
Tract Population	5083
Tract Minority %	26.99
Tract Minority Population	1372
Owner-Occupied Units	1083
1- to 4- Family Units	1900

Census Population Information

Tract Population	5083
Tract Minority %	26.99
Number of Families	1026
Number of Households	1894
Non-Hispanic White Population	3711
Tract Minority Population	1372
American Indian Population	10
Asian/Hawaiian/Pacific Islander Population	34
Black Population	250
Hispanic Population	882
Other/Two or More Races Population	24

Census Income Information

Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family	\$56,418
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
% below Poverty Line	31.04
Tract Median Family Income %	72.88
2010 Tract Median Family Income	\$41,123
2022 Estimated Tract Median Family Income	\$47,153
2010 Tract Median Household Income	\$31,371

Total Housing Units	2113
1- to 4- Family Units	1900
Median House Age (Years)	53
Owner-Occupied Units	1083
Renter Occupied Units	811
Owner Occupied 1- to 4- Family Units	1083
Inside Principal City?	NO
Vacant Units	219



2022 FFIEC Geocode Census Report

Address: 1502 NEW SMITHVILLE HWY, MCMINNVILLE, TN, 37110 MSA: NA - NA (Outside of MSA) State: 47 - TENNESSEE County: 177 - WARREN COUNTY Tract Code: 9305.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,700
2022 Estimated Tract Median Family Income	\$47,153
2010 Tract Median Family Income	\$41,123
Tract Median Family Income %	72.88
Tract Population	5083
Tract Minority %	26.99
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Owner-Occupied Units	1083
1- to 4- Family Units	1900

Census Income Information

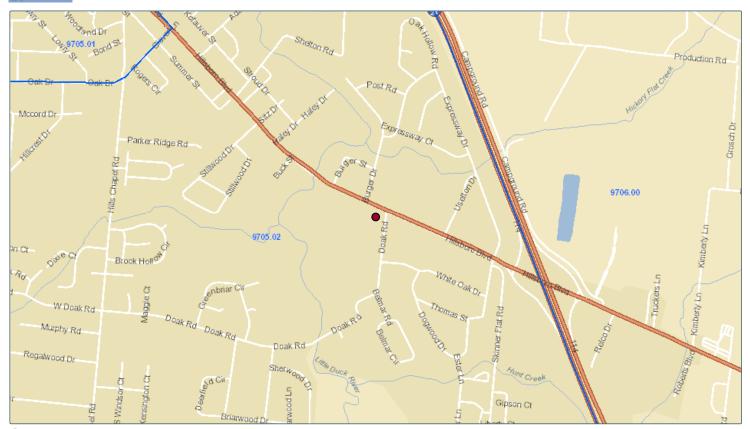
Tract Income Level	Moderate
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$56,418
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$64,700
% below Poverty Line	31.04
Tract Median Family Income %	72.88
2010 Tract Median Family Income	\$41,123
2022 Estimated Tract Median Family Income	\$47,153
2010 Tract Median Household Income	\$31,371

Census Population Information

Tract Population	5083
Tract Minority %	26.99
Number of Families	1026
Number of Households	1894
Non-Hispanic White Population	3711
Tract Minority Population	1372
American Indian Population	10
Asian/Hawaiian/Pacific Islander Population	34
Black Population	250
Hispanic Population	882
Other/Two or More Races Population	24

Total Housing Units	2113
1- to 4- Family Units	1900
Median House Age (Years)	53
Owner-Occupied Units	1083
Renter Occupied Units	811
Owner Occupied 1- to 4- Family Units	1083
Inside Principal City?	NO
Vacant Units	219

System -- 2022



Matched Address: 2070 HILLSBORO BLVD, MANCHESTER, TN, 37355
 MSA: NA - NA (Outside of MSA) || State: 47 - TENNESSEE || County: 031 - COFFEE COUNTY || Tract Code: 9705.02

Selected Tract MSA: || State: || County: || Tract Code:

FFIEC 2022 FFIEC Geocode Census Report

Matched Address: 2070 HILLSBORO BLVD, MANCHESTER, TN, 37355 MSA: NA - NA (Outside of MSA) State: 47 - TENNESSEE County: 031 - COFFEE COUNTY Tract Code: 9705.02

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
2022 Estimated Tract Median Family Income	\$81,030
2010 Tract Median Family Income	\$70,663
Tract Median Family Income %	125.24
Tract Population	5583
Tract Minority %	19.25
Tract Minority Population	1075
Owner-Occupied Units	1109
1- to 4- Family Units	1697

Census Population Information

o oniouo r opulation internation	
Tract Population	5583
Tract Minority %	19.25
Number of Families	1150
Number of Households	1985
Non-Hispanic White Population	4508
Tract Minority Population	1075
American Indian Population	18
Asian/Hawaiian/Pacific Islander Population	130
Black Population	232
Hispanic Population	381
Other/Two or More Races Population	23

Census Income Information

Tract Income Level	Upper
2010 MSA/MD/statewide non-MSA/MD Median Family	\$56,418
Income	
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median	\$64,700
Family Income	
% below Poverty Line	6.99
Tract Median Family Income %	125.24
2010 Tract Median Family Income	\$70,663
2022 Estimated Tract Median Family Income	\$81,030
2010 Tract Median Household Income	\$61,097

Total Housing Units	2088
1- to 4- Family Units	1697
Median House Age (Years)	25
Owner-Occupied Units	1109
Renter Occupied Units	876
Owner Occupied 1- to 4- Family Units	1109
Inside Principal City?	NO
Vacant Units	103



2022 FFIEC Geocode Census Report

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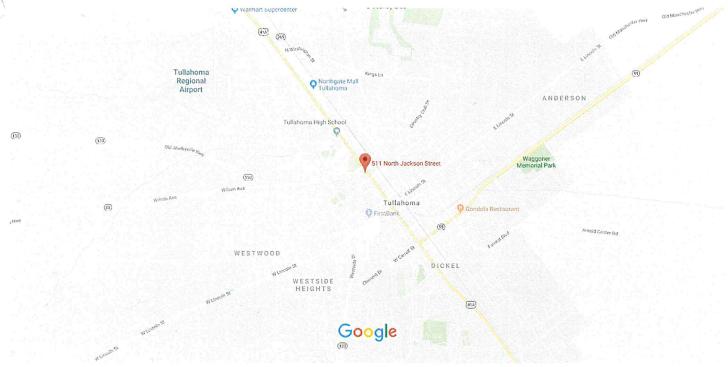
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Inside Principal City?	NO
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Branches Open/Closed

November 27, 2017 Establishted 511 N. Jackson St, Tullahoma, TN 37388

511 N Jackson St, Tullahoma, TN

Coffee County Bank - Established Nov. 27, 2017





511 N Jackson St Tullahoma, TN 37388

2000 ft

Operating Hours:

Lobby Hours	
Monday - Thursday	8:30-4:30
Friday	8:30-5:00
Saturday	8:30-12:00

Drive-Thru Hours Monday - Thursday 8:30-5:30 Saturday 8:30-12:00

ATM Available Night Deposit Available

Photos



511 N Jackson St - Google Maps

At this location

Coffee County Bank

Bank · 511 N Jackson St Open until 4:30 PM





Federal Deposit Insurance CorporationDallas Regional Office1601 Bryan Street, Suite 1410, Dallas, Texas 75201(214) 754-0098FAX (972) 761-2082

August 1, 2017

Mr. B. Rush Bricken Chief Executive Officer Coffee County Bank Post Office Box 1109 Manchester, Tennessee 37355

Dear Mr. Bricken:

Subject: Coffee County Bank, Manchester, Tennessee <u>Application to Establish a Branch</u>

Your application to establish a branch at 511 North Jackson Street, Tullahoma, Coffee County, Tennessee is approved subject to the following condition(s):

- Until the branch is established, the Corporation has the right to alter, suspend, or withdraw its commitment should any interim development be deemed to warrant such action.
- All necessary and final approvals should be obtained from the State Authority.

<u>This transaction must be consummated as proposed in the application</u>. If any of the terms, conditions, or parties to the transaction change, this office must be notified in writing prior to consummation in order to determine if any additional action by the Corporation is required.

Please advise this office of the exact date the branch is placed in operation. Approval of this application expires 18 months after today, unless a request for an extension has been approved.

We encourage applications for branch openings, branch relocations, and main office relocations to be filed electronically via FDICconnect. Institutions interested in using this automated process should have their designated coordinator access the FDIC connect web site by using the quick link for Bankers from <u>www.FDIC.gov</u> and login at the Business Center, accessing the transaction "Establish or Relocate Domestic Branch and Office."

Board of Directors Coffee County Bank Manchester, Tennessee

August 1, 2017

If you have any questions, please contact Case Manager Diane U. Croom at 901-821-5225. Correspondence may be addressed to Kristie K. Elmquist, Regional Director, Memphis Area Office, 6060 Primacy Parkway, Suite 300, Memphis, Tennessee 38119].

Sincerely,

mithow M Clark

Anthony M. Clark Assistant Regional Director



July 21, 2017

Mr. B. Rush Bricken Chief Executive Officer Coffee County Bank P.O. Box 1109 Manchester, Tennessee 37355

Via Secure Email: rbricken@coffeecobank.com

Re: Application to Establish a Branch Facility at 511 North Jackson Street, Tullahoma, Tennessee

Dear Mr. Bricken:

The review of the referenced application is complete. The application is considered approved as of this date, contingent upon the following:

- 1) That all necessary and final approvals are obtained from the appropriate federal regulatory agency.
- 2) That until the branch location opens, the Department has the right to alter, suspend, or withdraw its approval should the condition of the bank warrant such.
- 3) That the branch be in operation within one (1) year from the date of the approval. Notification of the opening must be made in writing to the attention of the Department's Applications Section, Bank Division. If the branch does not open within one (1) year from the date of this letter, it is necessary to request an extension of time from this office. Should an extension not be requested and granted, the approval may be considered withdrawn. If an extension of time is requested, the Department reserves the right to request additional information, as needed, to process the request.
- 4) The bank will use the name Coffee County Bank at the branch location. Should the bank make a determination to use a different name, the bank must notify the Commissioner in writing.
- 5) The bank has acknowledged that there is no involvement of insiders in this transaction. However, if any time an insider becomes involved, it is the responsibility of the Board of

Mr. B. Rush Bricken

Re: Application to Establish a Branch Facility at 511 North Jackson Street, Tullahoma, Tennessee July 21, 2017

Page 2

Directors to disclose this information to the Commissioner in writing and to receive approval.

6) Significant reliance has been placed on the representations made in the application and supplemental information presented to the Department. It is the responsibility of the Board of Directors to notify the Commissioner, for approval, of any material change as it relates to the establishment of the branch office.

Should you have questions or if clarification is needed, please feel free to contact Debra Grissom, Chief Administrator for Applications, at 615/741-5018 or William Cook, Program Administrator for Applications, at 615/253-1085.

Sincerely,

Tod K. Trulove with permission gont

Tod K. Trulove Assistant Commissioner Bank Division

TKT:WC

cc: MTFO & Bank Division (via image) FDIC (via email) rom: Rush Bricken [mailto:rbricken@coffeecobank.com]
Sent: Thursday, July 27, 2017 3:48 PM
To: Tod Trulove; 'Croom, Diane U.'
Cc: Debra Grissom
Subject: Notice of management and board change

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. ***

Diane and Tod,

Attached is a notification letter of a management and board change here at the bank. Let me know if you need anything further.

Thanks,

Rush

B. Rush Bricken | CEO EVP | Coffee County Bank P.O. Box 1109 or 2070 Hillsboro Blvd. Manchester, TN 37355 W 931-461-8416 F 931-728-8309 rbricken@coffeecobank.com

Rush Bricken

From: Sent: To: Cc: Subject: Rush Bricken Monday, December 18, 2017 10:25 AM 'Debra Grissom'; 'rcetto@fdic.gov' Brenda Ashby RE: Coffee County Bank 511 N Jackson St Tullahoma branch opened

Ms. Grissom and Ms. Cetto,

We want both the Tennessee Department of Financial Institutions and the FDIC know we have successfully opened our branch office at 511 N Jackson St. Tullahoma, Tn. on Monday November 27, 2017. The opening has gone smoothly and the costs came in within our plan. Please let me know if you need any additional information.

My best,

Rush Bricken

B. Rush Bricken | EVP CFO/COO | Coffee County Bank P.O. Box 1109 or 2070 Hillsboro Blvd. Manchester, TN 37355 W 931-461-8416 F 931-728-8309 rbricken@coffeecobank.com

From: Debra Grissom [mailto:Debra.Grissom@tn.gov] Sent: Thursday, August 03, 2017 9:07 AM To: Rush Bricken <rbricken@coffeecobank.com> Subject: RE: Notice of management and board change

Thank you, I am not sure that we acknowledged receipt.

Have a great day!

Debra



Debra Grissom Chief Administrator for Applications Tennessee Department of Financial Institutions 312 Rosa L. Parks Avenue Tennessee Tower, 26th Floor Nashville, Tennessee 37243 p. 615/741-5018 c. 615/870-7656 www.tn.gov/tdfi debra.grissom@tn.gov **Brenda Ashby**

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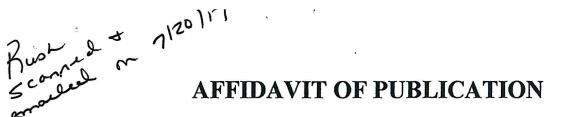
Debra Grissom <debra.grissom@tn.gov></debra.grissom@tn.gov>	Monday, December 18, 2017 11:45 AM	Rush Bricken	Brenda Ashby	RE: Coffee County Bank 511 N Jackson St Tullahoma branch	opened
From:	Sent:	To:	UU	Subject:	

Thank you. We will update our records.

Hope you all have a great Christmas!

Debra

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STATE OF TENNESSEE COUNTY OF COFFEE

Renee Bryant

Printed Name

Personally appeared before the undersigned authority and made oath that Renee Bryant is the Advertising Manager of The Manchester Times and that the attached item was published in said newspaper on the following date(s):

07/05/2017

Signed Level Bergart

Name of Account: COFFEE COUNTY BANK Order Number: 13199606

Sworn to, and subscribed before me at Tullahoma, Tennessee, this 10th day of July, 2017.

Notary Public

4-11-18 Commission expires



As of April 13th Robert L Sanders has not held possession or any responsibility of 2002 maroon ext cab Ford Ranger with title number 1FTYR14V92TA81084

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located in

Printing & Subscriptions.

130 **PUBLIC NOTICES**

NOTICE OF TRUSTEE'S SALE

WHEREAS, default WHEREAS, default iron pin; thence has occurred in the North 18 degrees WILSON & ASSOCIperformance of the terms, covenants, and conditions of a Deed of Trust Note dated May 24, 2007, and the Deed of Trust of even date securing the same, recorded July 6, 2007, in Book No. T728, at Page 108, in Office of the Register of Deeds for Coffee County, Tennessee, executed by Dan Davis and Sonya Davis, conveying certain property therein described to Brandon G. Polito as Trustee for Wells Fargo Fi-nancial Tennessee 1. LLC: and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust.

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NOW, THERE-FORE. notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Suc-cessor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, will, on July 21, 2017 on or about 10:00 AM, at the Coffee County Administrative Plaza, Manchester, Tennessee, offer for sale certain property hereinafter described to the highest blacer

the intersection of may be rescinded at cessor musice, by may be an existing fence; the Successor Trus- virtue of the power, any statu thence South 51 tee's option at any duty, and authority of redemp degrees 15 minutes time. The right is re-vested in and im- g over n West 61.0 feet to a served to adjourn the posed upon said agency, st post; thence North day of the sale to an- Successor Trustee, eral; any 84 degrees 30 min- other day, time, and by Selene Finance, or encum West 144.0 place certain without LP, will, on August well as a feet to a fence further publication, 15, 2017 on or created b post; thence North upon announcement about 10:00 AM, at filing; an 18 degrees 45 min- at the time and place the Coffee County matter that utes West with an for the sale set forth Justice Center, rate surv existing fence 375 above. feet to an iron pin; 207234

thence North 71 degrees 15 minutes DATED East 50.0 feet to an 2017

45 minutes West ATES, P.L.L.C., 100.0 to an iron pin

the Successor Trustee

COFFEE COUNTY GOVERNMENT BID REQUEST

KEYLESS ENTRY SYSTEM FOR

COFFEE COUNTY JUSTICE CENTER

Coffee County is requesting bids for a security card entry system and

software at 300 Hillsboro Highway. Specifications may be obtained at the

Purchasing Office, Coffee County Administrative Plaza, 1329 McArthur

St, Suite 3, Manchester, TN 37355 or by calling (931) 952-2931. Please

submit bids to the Purchasing office in a sealed envelope marked

"SECURITY CARD ENTRY SYSTEM" on or before 10:00 a.m. Thursday

July 27, 2017 at which time they will be opened. No faxed or late bids will

be accepted. Coffee County reserves the right to reject any and all bids. It

is the policy of Coffee County, Tennessee to ensure compliance with Title

VI of the Civil Rights Act of 1964; 49 CFR, Part 21. No person shall be

excluded from participation in or be denied the benefits of, or be subjected

to discrimination under any program or activity receiving federal financial

assistance on the grounds of race, color, sex, disability, or national origin.

W&A No. Manchester, Ten- premises nessee, offer for close. In sale certain property

June 22, hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a

In complia Schedule, data collect of student announces Records o School Sy twenty-thre purposes. The stude a former s obtain the Departmer before July to the indiv For more in 723-5155

CITY

BOARD C

TOURISM

WATER &

HISTORI(

COMBINE

STREET COM

FINANCE COM

SAFETY COM

RECREAT

PLANNIN

MANCHES

Meet

Andy Farrar **Contee County Purchasing**

By:

Notice is hereby given that the Coffee County Bank, 2070 Hillsboro Boulevard, Manchester, Tennessee has made application/notification to the Federal Deposit Insurance Corporation and the Tennessee Department of Financial Institutions for a branch bank to be located at 511 North Jackson Street, Tullahoma, Tennessee.

Any person wishing to comment on this application/notification may file his or her comments in writing with the Regional Director (DSC) of the Federal Deposit Insurance Corporation at its Area Office at 6060 Primacy Parkway, Suite 300, Memphis, Tennessee, 38119, not later than July 20th. The nonconfidential portions of the application/notification are on file in the Area Office and are available for public inspection during regular business hours. Photocopies of the information in the nonconfidential portion of the file will be made available upon request.

Any person wishing to comment on or protest this application/notification or any person having information which may have a bearing on the fitness of any of the organizers or proponents of this application/notification, may file comments with the Commissioner of Financial Institutions. Tennessee Tower, 26th Floor, 312 Rosa L. Parks Avenue, Nashville, Tennessee 37243, or telephone the Department of Financial Institutions at 615/741-5018. Written or telephonic notice must be made to the Commissioner within fifteen (15) days of this publication.

> Coffee County Bank Name of Bank

B. Rush Bricken Executive Vice President & Chief Executive Officer



AFFIDAVIT OF PUBLICATION

STATE OF TENNESSEE COUNTY OF COFFEE

Harry Hill

Printed Name

Personally appeared before the undersigned authority and made oath that Harry Hill is the Assistant Publisher of the Tullahoma News and that the attached item was published in said newspaper on the following dates:

7/5/2017. .

Signed

Name of Account: COFFEE COUNTY BANK Order Number: 13199606

Sworn to, and subscribed before me at Tullahoma, Tennessee, this 10 th day of July, 2017.

Vm

Notary Public

Commission expires

4-11-18







Deposit Banking Loan Products Banking Services Coffee Financial, Inc. About Us

Deposit Account Application Loan Application Reorder Checks E-Statements

Contact Us

Main Office

2070 HILLSBORO HIGHWAY MANCHESTER, TN 37355 PHONE (931) 728-1975

FAX (931) 728-8309

Lobby Hours: Monday-Thursday: 8:30-4:30

Friday: 8:30-5:00

Drive-Thru Hours:

Monday-Friday: 8:30-5:30 Saturday: 8:30-12:00

ATM Available • Night Deposit



 301 MURFREESBORO HIGHWAY

 MANCHESTER, TN 37355

 PHONE
 (931) 728-8331

 FAX
 (931) 728-8331

 FAX
 (931) 461-8449

 OPERATIONS
 (931) 728-1977

 Lobby Hours:

 Monday-Thursday:
 8:30-4:30

 Friday:
 8:30-5:00

 Saturday:
 8:30-12:00

 Drive-Thru Hours:
 Monday-Fiday:

 Monday-Fiday:
 8:30-5:30



Tullahoma Office

511 NORTH JACKSON STREET

ATM Available • Night Deposit

Locations & Hours - Coffee County Bank

TULLAHOMA, TN 37388

PHONE: (931) 455-1975

Lobby Hours:

Monday-Thursday: 8:30-4:30

Friday: 8:30-5:00

Saturday: 8:30-12:00

Drive-Thru Hours:

Monday-Friday: 8:30-5:30

Saturday: 8:30-12:00

ATM Available • Night Deposit



Facebook



We love to chat with our fans, friends, customers, and employees about all things banking (and occasionally about things not so related to banking). Let us know if you "Like" us by clicking the "Like" button! Come by our page daily!

Mail

Coffee County Bank P.O. Box 1109 Manchester, TN 37349

E-mail

General communications can be sent to info@coffeecobank.com

We understand that e-mail is a simple and cost effective method of communication; however, sensitive personal and account information such as account numbers, social security numbers, passwords, or personal identification numbers (PINs) should never be sent by e-mail. A Coffee County Bank representative will review your e-mail as soon as possible; however, in the event of service needing immediate attention, contact the Bank by telephone or in person.

E-mail messages may not be used to place a stop payment on a check, request transfers between accounts, report lost/stolen checks or bankcards and/or codes (PINs). E-mail messages do not serve as a sufficient means for requirements to provide written notice to us regarding your accounts.

To report your ATM or MasterCard® Check Card lost or stolen during normal business hours, contact Bookkeeping at 931-728-1977. Calls after normal business hours or non-business days (Sunday or Holidays) should be made to 1-800-528-2273.

Issues or Complaints

The fastest and best way to resolve any issue at the first occurrence is to contact the department associated with your complaint. If the issue is not resolved satisfactorily after contacting the department, please contact our Compliance Department at 931-728-1975 or mail your complaint to the address listed below. All complaints sent through the mail should include the name, address, and phone number of the person making the complaint and a detailed description of the issue.

Coffee County Bank Attn: Compliance Officer P.O. Box 1109 Manchester, TN 37349

Employment Opportunities

Please fill out an Employment Application and bring in to one of the branch offices.

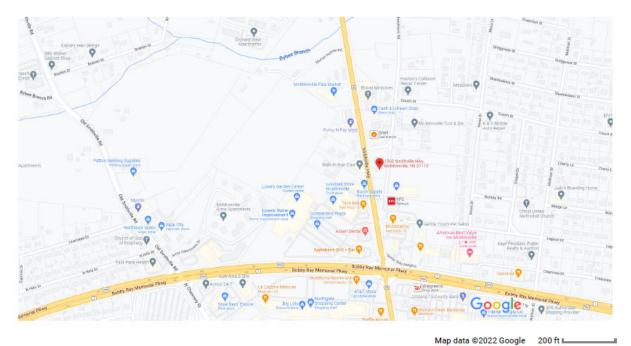
Privacy Policy Site Disclaimer Sitemap Questions? COPYRIGHT © 2019 COFFEE COUNTY BANK. ALL RIGHTS RESERVED



October 10, 2021 Established 1502 Smithville Hwy, McMinnville, TN 37110

1502 Smithville Hwy, McMinnville, TN 37110

Coffee Bank & Trust, a division of Coffee County Bank – Established October 20, 2021





1502 Smithville Hwy

Operating Hours:

Monday – Thursday	8:30am – 4:30pm
Friday 8:30am	8:30am – 5:00 pm



Dallas Regional Office 1601 Bryan Street, Dallas, Texas 75201-3479 (214) 754-0098 FAX (972) 761-2082

October 14, 2021

Carter Sain Chief Executive Officer Coffee County Bank 2070 Hillsboro Boulevard Manchester, Tennessee, 37355

Subject: Application to Establish a Branch at 1502 Smithville Hwy, McMinnville, TN 37110 Application Tracking #20211074

Dear Chief Executive Officer Sain,

Your complete application received on September 29, 2021, to establish a new branch at 1502 Smithville Hwy, McMinnville, Tennessee 37110 is approved subject to the following conditions:

- Until the branch is established, the Corporation has the right to alter, suspend, or withdraw its commitment should any interim development be deemed to warrant such action.
- All necessary and final approvals have been obtained from the State Authority.

This transaction must be consummated as proposed in the application. If any of the terms, conditions, or parties to the transaction change, this office must be notified in writing prior to consummation in order to determine if any additional action by the Corporation is required.

Please advise this office of the exact date the branch is placed in operation. Approval of this application expires 18 months after the date of this letter, unless a request for an extension has been approved.

We encourage applications for branches, branch relocations, and main office relocations to be filed electronically via FDICconnect. Institutions interested in using this automated process should have their designated coordinator access the FDICconnect web site by using the quick link for Bankers from www.FDIC.gov and login at the Business Center, accessing the transaction "Establish or Relocate Domestic Branch and Office".

Please address all correspondence to Regional Director Kristie K. Elmquist. Written correspondence can be sent to this office as a PDF document through the FDIC's Secure Email

portal (securemail.fdic.gov) using the following e-mail address: DALMailRoom@FDIC.gov. Information about how to use secure email and FAQs about the service can be found at fdic.gov/secureemail. If you prefer to send your response via mail, please use the Dallas Regional Office address noted in the letterhead. If there are any questions about the Secure Email process or this letter, please contact Case Manager Nneka M. Louison at nlouison@fdic.gov or Assistant Regional Director Anthony M. Clark at (972) 761-2901.

Sincerely,

Nneka M. Louison Case Manager

cc: State Counterparts



STATE OF TENNESSEE **DEPARTMENT OF FINANCIAL INSTITUTIONS** TENNESSEE TOWER, 26TH FLOOR 312 ROSA L. PARKS AVENUE NASHVILLE, TENNESSEE 37243 (615)741-2236 FAX (615)253-7794

GREG GONZALES COMMISSIONER

October 15, 2021

BILL LEE

GOVERNOR

Mr. Carter Sain CEO Coffee County Bank 2070 Hillsboro Blvd. Manchester, Tennessee 37355

Via Secure Email: CSain@coffeecobank.com

Re: Coffee County Bank, Manchester, Tennessee - Application to Establish a Branch Facility at 1502 Smithville Highway, McMinnville, Tennessee

Dear Mr. Sain:

The review of the referenced application is complete. The application is considered approved as of this date contingent upon the following conditions:

- 1) That all necessary and final approvals are obtained from the appropriate federal regulatory agency.
- 2) That until the branch is open, the Department has the right to alter, suspend, or withdraw its approval should the condition of the bank warrant such.
- 3) That the branch be in operation within 18 months from the date of the approval. Notification of the opening must be made in writing to the attention of the Department's Applications Section, Bank Division via email to <u>Debra.Grissom@tn.gov</u> or <u>William.Cook@tn.gov</u>. If the branch does not open within 18 months from the date of this letter, it is necessary to request an extension of time from this office. Should an extension not be requested and granted, the approval may be considered withdrawn. If an extension of time is requested, the Department reserves the right to request additional information as needed to process the request.
- 4) The bank has acknowledged that there is no involvement of insiders in this transaction. However, if any time an insider becomes involved, it is the responsibility of the Board of Directors to disclose this information to the Commissioner in writing and to receive approval.
- 5) The bank will use the name Coffee Bank & Trust, a division of Coffee County Bank, at the branch location. The bank may certainly use the name "Coffee Bank & Trust," a division of Coffee County Bank, which accurately reflects that Coffee Bank & Trust is a division,

Mr. Carter Sain Page Two October 15, 2021 Re: Coffee County Bank, Manchester, Tennessee - Application to Establish a Branch Facility at 1502 Smithville Highway, McMinnville, Tennessee

office, or branch of Coffee County Bank. Should the bank decide to use a different name, the bank must notify the Commissioner in writing. A copy of Chapter 0180-7-.09 can be found at the following link: <u>https://publications.tnsosfiles.com/rules/0180/0180-07.pdf</u>. Should the bank make a determination to use a different name, the bank must notify the Commissioner in writing.

6) Significant reliance has been placed on the representations made in the application and supplemental information presented to the Department. It is the responsibility of the Board of Directors to notify the Commissioner, for approval, of any material change as it relates to the establishment of this facility.

Please contact Debra Grissom, Chief Administrator for Applications, at 615/741-5018 or William Cook, Program Administrator for Applications, at 615/934-1891 should you have questions concerning the approval.

Sincerely,

HARA 4

GG:TKT/DCG/WC:wc

cc: FDIC

List of Services

Checking Accounts		Savings Accounts			Money Market Accounts	Now Checking Accounts	Health Savings Accounts
Re	Regular Checking	Regular Savings	Christmas Club	Dino Savers	#1 Money Market	Gold Super Now	HSA (Ind/Fam)
Qualifications	None	None	None	None	None	None	None
Opening Balance	\$100.00	\$100.00	\$5.00	\$10.00	\$50,000.00	\$1,000.00	\$100.00
Minimum Balance	\$500.00	\$50.00	None	None	\$50,000.00	\$1,000.00	None
Monthly Service Charge	Bal < \$499.99 = \$4.00 Bal < \$399.99 = \$5.00 Bal < \$299.99 = \$6.00	\$1.00	None	None	\$8.00	\$8.00	None
Service Charged Waived	\$500 Min Bal or Direct Dep	\$50 Min Bal	-	-	\$50,000 Min. Bal.	\$1,000 Min. Bal.	-
Checks	Standard Price	Not Available	Not Available	Not Available	Standard Price	Standard Price	Standard Price
Debit/ATM Cards	Debit Card	ATM Card (unless has DDA too then Debit Card)	No	No	Debit Card	Debit Card	Debit Card
Interest Bearing	No	Yes	Yes	Yes	Yes	Yes	Yes
Interest Tiers	No	All Balances	All Balances	All Balances	Variable Rate	Variable Rate	All Balances
E-Statement	Free	Free	Free	Free	Free	Free	Free
Paper Statement	Free	Free	Free	Free	Free	Free	Free
Online Banking	Free	Free	Free	Free	Free	Free	Free
Mobile Banking	Free	Free	Free	Free	Free	Free	Free
Bill Pay	Free	Free	Free	Free	Free	Free	Free
Other	Unlimited Check Writing	6 withdrawal limitation 1st 4 w/d = no charge Over 4 w/d \$3.00 per w/d	6 withdrawal limitation per stmt cycle Early w/d = forfeit of interest	6 withdrawal limitation per stmt cycle Over 1 w/d per month charges \$1.00	6 w/d limitation per statement cycle Over 6 w/d = \$5.00 SC per check	Unlimited Check Writing	Can only be opened for customers who qualify under an HDHP

Terms	Checking Accounts	Savings Accounts	Money Market Accounts
	Small Business	Regular Business Savings	Money Market Business
Qualifications	EIN or SSN for Sole Prop. only	EIN or SSN for Sole Prop. only	EIN or SSN for Sole Prop. only
Opening Balance	\$100.00	\$100.00	\$1,000.00
Minimum Balance	\$2,500.00	\$50.00	\$1,000.00
Monthly Service Charge	\$8.00	\$1.00	\$8.00
Service Charged Waived	\$2500.00 Min Bal	\$50.00 Min Bal	\$1,000 Min Bal
Checks	Standard Price	Not available	Standard Price
Debit/ATM Cards	Debit Card	ATM Card	Debit Card
Interest Bearing	No	Yes	Yes
Interest Tiers	N/A	All Balances	Variable Rates
E-Statement	Free	Free	Free
Paper Statement	Free	Free	Free
Online Banking	Free	Free	Free
Mobile Banking	Free	Free	Free
Bill Pay	Free	Free	Free
Other	Excessive items for deposit: > 75 items for deposit per month = \$0.10 per item > 50 checks written = \$0.10 per check	6 withdrawal limitation 1st 4 w/d = no charge Over 4 w/d \$3.00 per w/d	6 w/d limitation per statement cycle

Loan Products		
Commercial Consumer		
Equipment Loans	Mortgages	
Term Loans	Personal Loans	
Lines of Credit	Auto Loans	
Real Estate Loans	Overdraft Protection Line of Credit	
Commercial Real Estate Loans		



The following fees may be assigned against your account and the following transaction limitations, if any, apply to your account.

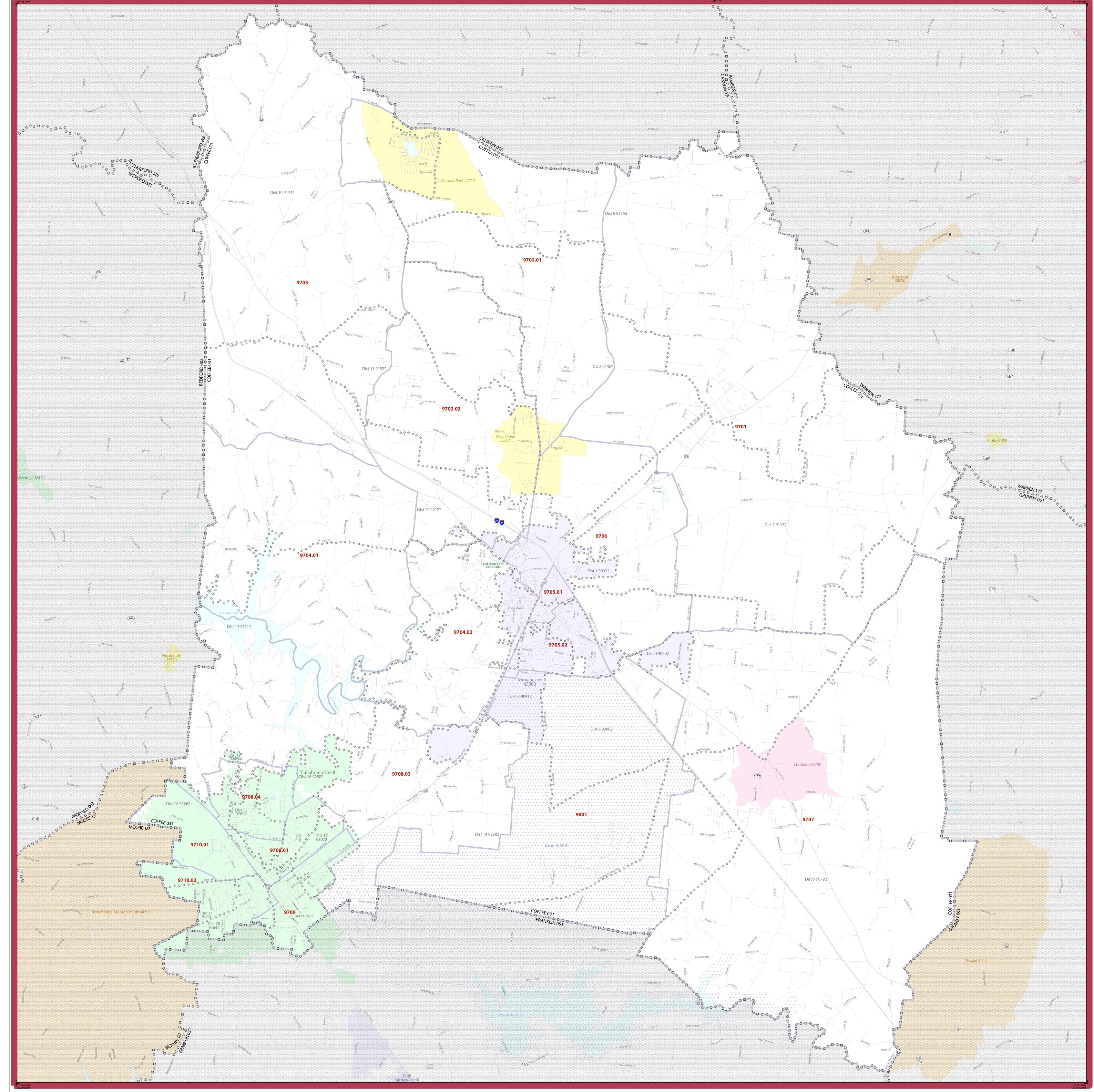
Stop Payment Request	\$25.00
Incoming Wire: Domestic/International	\$20.00/\$50.00
Outgoing Wire: Domestic/International	\$20.00/\$50.00
Returned Item(s) Fee	\$30.00 (per item*)
Overdraft Item(s) Fee (Created by check, in-person withdrawal, or other e *Item may be presented multiple times, you may be charged a fee en	,
Daily Negative Balance Fee (after 3 business days)	\$ 3.00
Dormant Checking Account Fee An account has been dormant for one year: There have been no deposits or withdrawals on the account	\$ 6.00 (per month)
Dormant Savings Account Fee An account has been dormant for two years: There have been no deposits or withdrawals on the account	\$ 6.00 (per quarter)
TransferNow Standard Next Day* ACH Return	\$ 0.00 \$ 3.00 \$ 25.00
*Cutoff time for next day availability	[,] 2:00 p.m.

Early Account Closure (Closed within first 90 days)	\$25.00
Attachments, garnishments, levy	\$25.00 (one-time fee)
Account Balancing and Reconciliation (one hour minimum)	\$15.00 (per hour)
Account Research (one hour minimum)	\$30.00 (per-hour)
Money Orders/Cashier Checks	\$ 3.00 (each)
Night Deposit Bag (vinyl)	\$ 3.00
Night Deposit Bag (cloth, lock bag)	\$45.00
Replacement ATM/Debit Card	\$10.00 (each)
Fax Services: First outgoing page Each additional page Incoming fax per page	\$ 5.00 \$ 1.00 \$ 0.50
Counter Checks: 8 or less 9 of more	Free \$ 0.25 (each)
Return Deposited Item(s) Fee	\$ 3.00
Non-Customer Notary Fee	\$20.00
My Card Creation (Custom debit card fee)	\$10.00
Foreign Currency Fee	\$30.00

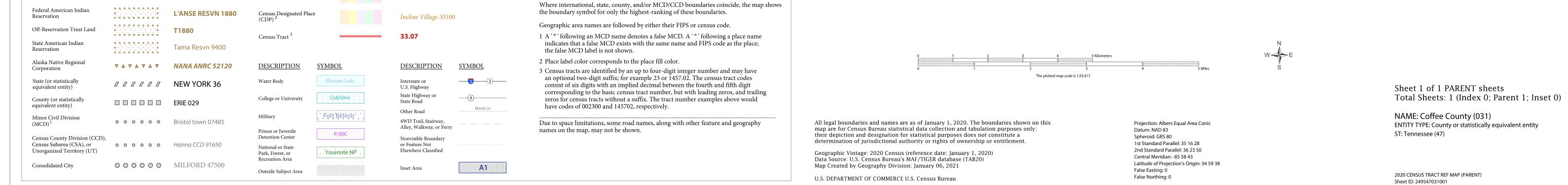


Map of Assessment Area

2020 CENSUS - CENSUS TRACT REFERENCE MAP: Coffee County, TN



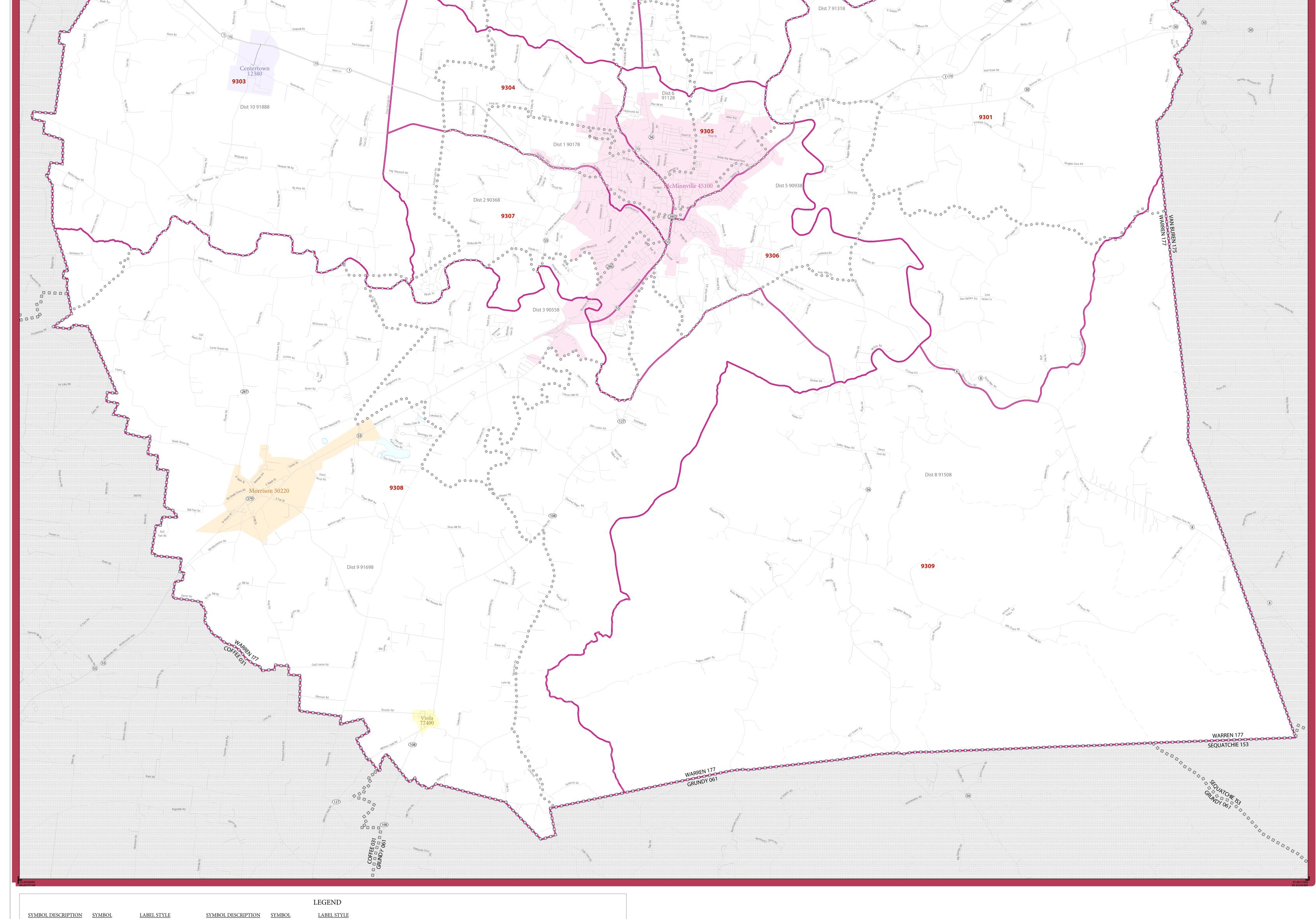
					LEGEND
SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE	SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	$\bigcirc \bigcirc $	CANADA	Incorporated Place ^{1,2}		Davis 18100



Census 2020

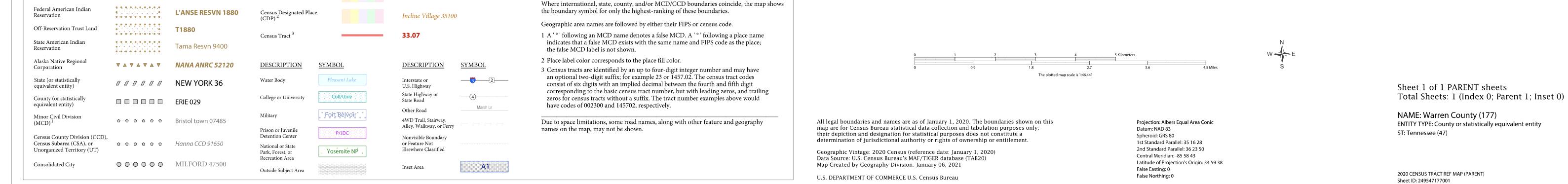
3-0-0-0-0-0-0-4,-0-0-DEKALB 041 OCCODO OCCO WARREN 177 Haley Rd 000000 (287) 10000 Dist 12 92268 Dist 11 92078 9302.01 n/ 000 Bill Webb Rd 0 0000 9302.02 Solo Contraction 0000000 Dist 4 90748 0000 Hutching Rd

2020 CENSUS - CENSUS TRACT REFERENCE MAP: Warren County, TN



☆☆☆☆☆ CANADA Incorporated Place 1,2 Davis 18100 International

Census 2020



Loan to Deposit Ratio

CCB Loan QTR Loan to Deposit Ratio		
Day	Loan to Deposits %	
3/31/2017	94.46%	
6/30/2017	96.36%	
9/30/2017	93.75%	
12/31/2017	94.93%	
3/31/2018	95.73%	
6/30/2018	98.34%	
9/30/2018	96.86%	
12/31/2018	97.26%	
3/31/2019	94.14%	
6/30/2019	96.15%	
9/30/2019	95.82%	
12/31/2019	95.04%	
3/31/2020	93.95%	
6/30/2020	92.17%	
9/30/2020	96.89%	
12/31/2020	95.31%	
3/31/2021	97.47%	
6/30/2021	96.72%	
9/30/2021	90.43%	
12/31/2021	94.46%	
3/31/2022	95.61%	
6/30/2022	98.87%	
9/30/2022	105.86%	
12/31/2022	102.24%	
3/31/2023	101.14%	
6/30/2023	101.61%	
9/30/2023	100.57%	
12/31/2023	105.30%	
3/31/2024		
6/30/2024		
9/30/2024		
12/31/2024		



Privacy Policy



P.O. Box 1109 • Manchester, Tennessee 37349

Revised February 2024

-PRIVACY NOTICE-

FACTS	WHAT DOES COFFEE COUNTY BANK DO WITH YOUR PERSONAL INFORMATION?					
WHY?	Financial companies choose how they will share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and					
	protect your personal information. Please read this notice carefully to understand what we do.					
WHAT?	The types of personal information we collect, and share depend on the product or service you have with us.					
	This information can include:					
	- Social Security and Income					
	•Account Balances and Payment History					
	Credit History and Credit Scores					
	When you are no longer our customer, we described in this notice.	continue to share your information	1 as			
		among' managenel information to mu	their everyday hyeiress. In the			
HOW?	All financial companies need to share cust					
	sections below, we list the reasons financia	-	-			
	reasons Coffee County Bank chooses to sh		•			
	Reasons we can share	Does Coffee County	Can you limit this			
¥	our personal information	Bank Share?	sharing?			
•	ay business purposes –	Yes	No			
-	ss your transactions, maintain your					
	ond to court orders and legal					
-	or report to credit bureaus					
For our market		Yes	No			
	oducts and services to you					
For joint mark	eting with other financial companies	No	We don't share			
For our affiliat	es' everyday business purposes -	Yes	No			
Information abo	ut your transactions and experiences					
For our affiliat	es' everyday business purposes -	No	We don't share			
Information abo	ut your creditworthiness					
For affiliates to	market you	No	We don't share			
For non-affiliat	tes to market you	No	We don't share			
To limit	•Call us 931-728-1975					
our sharing	·Visit us online: www.coffeecountybank.co	om				
our sharing	• Mail the form below					
	Please Note:					
	If you are a new customer, we can begin sl					
	When you are <i>no longer</i> our customer, we		n as described in this notice.			
Mail-In Form	However, you can contact us any time to li	nnn our snaring.				
List any/all you	vent to limit:					
List any/an you	want to mint.					
N	1					
Name						
Address						
Address						
City, State, Zip Mail To:	Coffee Country Bards					
Man 10:	Coffee County Bank P.O. Box 1109					
	Manchester, TN 37349					
Questions?		11 (021) 728 1077				
Questions?	Ca Ca	all (931) 728-1977				

Page 2		
What we do		
How does Coffee County Bank	To protect your personal information from unauthorized access and use, we use	
protect my personal	security measures that comply with federal law. These measures include computer	
information?	safeguards, secured files and buildings.	
How does Coffee County Bank	We collect your personal information, for example, when you	
collect my personal	Open an account or deposit money	
information?	• Pay your bills or apply for a loan	
	·Use your credit or debit card We also collect your personal information	
	from credit bureaus, affiliates, and other companies.	
	Federal law gives you the right to limit only	
Why can't I limit all sharing?	Sharing for affiliates' everyday business purposes - information about your creditworthiness	
	• Affiliates from using your information to market to you	
	Sharing for non-affiliates to market to you	
	State laws and individual companies may give you additional rights to limit sharing.	
What happens when I limit	Your choices will apply to everyone on your account - unless you tell us otherwise	
sharing for an account I hold		
jointly with someone else.		
Definitions		
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies.	
	• Coffee Financial	
	New Haven Mortgage, Inc.	
Non-Affiliates	Companies not related by common ownership or control. They can be financial and non-	
	financial companies.	
Taint Manhating	Coffee County Bank does not share with non-affiliates, so they can market to you A formal agreement between non-affiliates financial companies that together market	
Joint Marketing		
	financial products or services to you. • Coffee County Bank doesn't jointly market	
	- cojjec county Dankaocsh i johniy narket	



P.O. Box 1109 • Manchester, Tennessee 37349

Revised May 2018

-PRIVACY NOTICE-

FACTS	WHAT DOES COFFEE COUNTY BANK DO WITH YOUR PERSONAL INFORMATION?				
WHY?	Financial companies choose how they will share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.				
WHAT?	The types of personal information we collect, and share depend on the product or service you have with us. This information can include: •Social Security and Income •Account Balances and Payment History •Credit History and Credit Scores				
	When you are no longer our customer, we described in this notice.	continue to share your information	n as		
HOW?	All financial companies need to share customers' personal information to run their everyday business. In the sections below, we list the reasons financial companies can share their customers' personal information; the reasons Coffee County Bank chooses to share; and whether you can limit this sharing.				
	Reasons we can share	Does Coffee County	Can you limit this		
	our personal information	Bank Share?	sharing?		
	ay business purposes –	Yes	No		
account(s), resp	ess your transactions, maintain your ond to court orders and legal or report to credit bureaus				
For our marke	ting purposes -	Yes	No		
	oducts and services to you eting with other financial companies	No	We don't share		
	es' everyday business purposes - but your transactions and experiences	No	We don't share		
	es' everyday business purposes -	No	We don't share		
	out your creditworthiness				
For affiliates to		Yes	Yes		
For non-affilia	tes to market you	No	We don't share		
To limit our sharing	 Call us 931-728-1975 Visit us online: www.coffeecountybank.c Mail the form below Please Note: If you are a new customer, we can begin s When you are <i>no longer</i> our customer, we However, you can contact us any time to 1 	haring your information 30 days fr continue to share your information			
Mail-In Form					
List any/all you	want to limit:				
Name					
Address					
Address					
City, State, Zip					
Mail To:	Coffee County Bank P.O. Box 1109 Manchester, TN 37349				
Questions?		all (931) 728-1977			

Page 2	
What we do	
How does Coffee County Bank	To protect your personal information from unauthorized access and use, we use
protect my personal	security measures that comply with federal law. These measures include computer
information?	safeguards, secured files and buildings.
How does Coffee County Bank	We collect your personal information, for example, when you
collect my personal	•Open an account or deposit money
information?	•Pay your bills or apply for a loan
	•Use your credit or debit card We also collect your personal information
	from credit bureaus, affiliates, and other companies.
	Federal law gives you the right to limit only
Why can't I limit all sharing?	•Sharing for affiliates' everyday business purposes - information about your creditworthiness
	•Affiliates from using your information to market to you
	Sharing for non-affiliates to market to you
	State laws and individual companies may give you additional rights to limit sharing.
What happens when I limit	Your choices will apply to everyone on your account - unless you tell us otherwise
sharing for an account I hold	
jointly with someone else.	
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and non-financial companies. • <i>Coffee Financial</i>
	•Stone Fort Mortgage
Non-Affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies.
	•Coffee County Bank does not share with non-affiliates, so they can market to you
Joint Marketing	A formal agreement between non-affiliates financial companies that together market
	financial products or services to you. •Coffee County Bank doesn't jointly market

Coffee County Bank P.O. Box 1109 Manchester TN 37349

PRIVACY NOTICE

FACTS What does Coffee County Bank do with your personal information?

WHY? Financial companies choose how they share personal information. Federal law gives

> consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

WHAT? The types of personal information we collect and share depends on the product or service you have with us. The information can include:

> Social Security number and income Account Balances and Payment History Credit History and Credit Scores

When you are no longer our customer, we continue to share your information as described in this notice.

YES

NO

HOW? All financial companies need to share customers' personal information to run their every day business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons Coffee County bank chooses to share, and whether you can limit this sharing.

Reasons we can share your personal information

For our everyday business purposes-**Does Coffee County bank share?** Can you limit this such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, YES NO or report to credit bureaus.

For our marketing purposes-

to offer our products and services to you.

For joint marketing with other financial companies. We do not share. NO

For our affiliates' everyday business purposesinformation about your transactions and experiences, or about your credit worthiness.

We do not share

NO

For affiliates to market to youYESYESFor nonaffiliates to market to you.NOWe do not share

WHAT WE DOHow does Coffee County Bank protect my personal information?To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does Coffee County Bank collect my personal information? We collect your personal information, for example, when you: Open an account or deposit money Pay your bills or apply for a loan Use your credit ro debit card

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies

Why can't I limit all sharing?

Federal law gives you the right to limit only;

Sharing for affiliates everyday business purposes – information abourt your credit worthiness.

Affiliates from using information to market to you

Sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

DEFINITIONS Afflilates

Companies related by common ownership or control. They can be financial or nonfinancial companies. Coffee Financial

Nonaffiliates

Companies not related by common ownership or control. They can be financial or nonfinancial companies. Coffee County Bank does not share with nonaffiliates so they can market to you.

Joint Marketing A formal agreement between nonaffiliated financial companies that together market financial products or services to you. Coffee County bank does not jointly market.



Call: 1-931-728-1975

Visit us online at:

Mail your request to the address shown above.

Please Note:

If you are a new customer, we can begin sharing your information 30 days from the date we sent this notice. When you are no,longer a customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing.