

**CITY OF FRANKLIN, TENNESSEE
EXPERT SERVICES AGREEMENT
COF Contract No 2015-0393**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **Andrews Appraisal Services**, hereinafter referenced as Expert, who mutually agree as follows:

DECLARATIONS. City desires to retain Expert to provide professional expert appraisal and opinion services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

**Professional Services Related to Litigation for *Beech v. City of Franklin*
Case No. 3:15-0657**

1. **SCOPE OF SERVICES.** Expert shall provide Professional Services and related technical services for the Project in accordance with the Scope of Work. The Scope of Work as found in **Attachment A** shall be considered as an integral part hereof.
2. Expert shall be paid for services as proposed in **Attachment A**, in an amount not to exceed Twenty Five Thousand Dollars and No/100 (\$25,000.00).
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

ANDREWS APPRAISAL SERVICES

BY: 

Victor Andrews

TITLE: Appraiser

Date: 1/15/16

CITY OF FRANKLIN

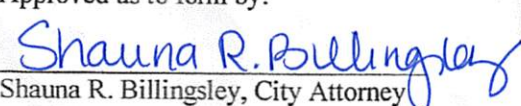
BY: 

Eric S. Stuckey

City Administrator

Date: 1-21-16

Approved as to form by:


Shauna R. Billingsley, City Attorney


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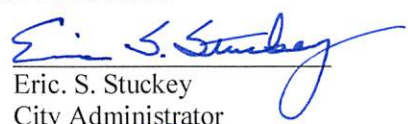
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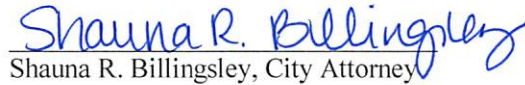
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BY: 
Victor Andrews
TITLE: Appraiser
Date: 11/15/16

CITY OF FRANKLIN

BY: 
Eric. S. Stuckey
City Administrator
Date: 1/21/16

Approved as to form by:


Shauna R. Billingsley, City Attorney

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Expert will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
- 1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.
- 1.4 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

- 2.1 Provide Expert with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
- 2.2 Designate, in writing, the sole Project representative to coordinate with and direct the Expert, including all contact information.
- 2.3 Guarantee to Expert that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Expert's compensation.

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Expert, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.
- 3.3 Neither City nor Expert may assign or transfer its duties or interest in this Agreement without written consent of the other party. However, nothing in this Article shall prevent Expert from engaging independent consultants, associates, and subcontractors to assist in the performance of the Services at Expert's cost.
- 3.5 INDEMNIFICATION. Expert agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Expert's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Expert and City, they shall be borne by each party in proportion to its own negligence.
 - 3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

- 4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Expert, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Expert specifying when termination becomes effective. The Expert shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Expert shall stop work when such termination becomes effective. The Expert shall also terminate outstanding orders and subcontracts for the affected work. The Expert shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the

Expert to assign the Expert's right, title and interest under termination orders or subcontracts to the City or its designee. The Expert shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Expert has in its possession or control. When terminated for convenience, the Expert shall be compensated as follows:

- (1) The Expert shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Expert fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Expert the amount the City deems the Expert is due.
- (2) The City and the Expert may agree to the compensation, if any, due to the Expert hereunder.
- (3) Absent agreement to the amount due to the Expert, the City shall pay the Expert the following amounts:
 - (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;
 - (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Expert's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Expert would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Expert under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

- 4.2 Termination for Cause. If the Expert does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Expert or others, may terminate the performance of the Expert, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Expert shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Expert. Otherwise, the Expert shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Expert is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

- 4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.
- 4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Expert shall provide the Services as described in Attachment A, SCOPE OF SERVICES.

By mutual agreement, this contract and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

ARTICLE 6. SCHEDULE.

- 6.1 TIME OF THE ESSENCE. The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Agreement.
- 6.2 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.
- 6.3 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Expert's services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

- 7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Expert pursuant to this Agreement are instruments of service in respect to the Project. Expert shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Expert) whether or not the Project is completed.

- 7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Expert do not extend to the data created by or supplied to Expert by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.
- 7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Expert if a request for data or documents has been made and shall give Expert a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Expert waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Expert agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Expert representation that materials supplied by Expert (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Expert and Expert assumes control over that claim.
- 7.2 City-furnished data that may be relied upon by Expert is limited to the printed copies that are delivered to the Expert pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Expert only for the Project as described herein. City's posting or publication of such documents created by Expert for City shall constitute fair use and shall not constitute an infringement of Expert's copyright, if any.
- 7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Expert. Files in electronic media format of text, data, graphics, or of other types that are furnished by Expert to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, SCOPE OF SERVICES. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.
- 7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Expert shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
- 7.5 When transferring documents in electronic media format, Expert makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Expert at the beginning of this Project.
- 7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Expert, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Expert or to Expert's Experts.
- 7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

- 7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Expert to further compensation at rates to be agreed upon by City and Expert.

ARTICLE 8. INSURANCE.

- 8.1 During the performance of the Services under this Agreement, Expert shall maintain professional liability insurance.
- 8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Expert, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

- 9.1 City will pay Expert for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope Of Services. Expert's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
- 9.2 Expert shall be paid in full for all services under this Agreement, including City-authorized overruns of the Project budget or unforeseen need for Expert's services exceeding the original Scope Of Services.
- 9.3 TRAVEL; EXPENSES
The City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope Of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, the City and the Expert shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. The City and Expert will take affirmative action to ensure that contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 10.1.1 The Expert shall insert the foregoing provision in all contracts relating to this Project.
- 10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. The City and the Expert shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

- 10.2.1 The Expert shall insert the foregoing provision in all contracts relating to this Project.
- 10.3 **NO THIRD PARTY RIGHTS CREATED.** City and Expert each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Expert. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Expert.
- 10.4 **WARRANTIES/LIMITATION OF LIABILITY/WAIVER.** The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Expert to limit its liability shall be void and unenforceable.

ARTICLE 11. EXTENT OF AGREEMENT:

- 11.1 **APPLICABLE LAW/CHOICE OF FORUM AND VENUE.** This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.
- 11.2 **ENTIRE AGREEMENT.** This Agreement, including these terms and conditions, represent the entire Agreement between City and Expert for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Expert.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

- 12.1 If a dispute should arise relating to the performance of or payment for the services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to the Contract. No arbitration or mediation shall be binding.
- 12.2 **BREACH.** Upon deliberate breach of the Contract by either party, the non-breaching party shall be entitled to terminate the Contract with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Contract, agreement or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

AGREEMENT FOR APPRAISAL SERVICES

File No. Proposal Only

1. PARTIES City of Franklin Client
hereby agrees to employ Victor F. Andrews, CR-21 Appraiser
2. PROPERTY located in Williamson County, State of TN legally described as:
156 S. 11th Avenue, 155 S. 11th Avenue, 220 S. 11th Avenue and 264 Natchez Street
- STREET ADDRESS (see above)
CITY Franklin STATE TN ZIPCODE 37064 hereinafter called Property.
3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations to which Appraiser may belong, with an opinion of value. The purpose of this appraisal is:
- ☐ Purchase ☐ Sale ☐ Estate Tax ☐ Lessee ☐ Insurance ☐ Ad valorem Tax ☐ Mortgage Financing ☐ Condemnation
☐ General Information ☒ Other Estimate market value for the City of Franklin in a legal matter
4. INTEREST to be appraised shall be ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other _____
5. COMPLETION of the appraisal shall be by 14 days after engagement subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is 2
6. PAYMENTS FOR SERVICES:
- ☒ AGREED FEE Client agrees to pay Appraiser a cash fee of \$ *1800.00
- ☐ HOURLY-PER DIEM Client agrees to pay Appraiser a cash fee of \$ _____ per ☐ hour ☐ day for time expended on Client's behalf, to an estimated maximum of \$ _____
- ☐ EXPENSES. Appraiser shall be additionally paid usual and necessary expenses for the following _____
- ☒ LITIGATION. In the event Appraiser is called upon, voluntarily or otherwise, to testify in court or deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of \$ 150.00 for each hour plus Appraiser's usual and customary expenses.
- ☐ CANCELLATION. If this agreement is canceled at any time prior to the delivery of the Appraisal Report, Client agrees to pay a fee of _____
- ☐ RETAINER fee in the amount of \$ _____ is payable _____ to apply toward the total fee herein.

All sums due hereunder shall be paid on delivery of the Appraisal Report to Client, and are payable in the County of Appraiser's principal residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. ~~In the event it is necessary to employ an attorney to collect any sums due herein, Client agrees to pay reasonable attorney's fees and court costs expended by Appraiser.~~

AGREEMENT FOR APPRAISAL SERVICES

(continued)

File No. Proposal Only

7. **AUTHORITY.** Appraiser and his subcontractors are hereby authorized to make on-site inspections of subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, income and expense data, leases, options. Further to interview Client's attorneys, accountants, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either owner of the subject property or has authority of the owner to enter into this agreement.
8. **CONDITIONS.** The Appraisal Report shall be subject to Appraiser's conditions and limitations standard form or as shown on attachment hereto. The Appraisal Report will be prepared for the sole and exclusive use of the Client, and shall not be reproduced, printed or distributed in any manner without written consent of Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).
9. **WARRANTIES AND INDEMNITY.** Appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, sufficiency of title, areas and boundaries, mechanical and structural conditions of the improvements and with the agreement that the Appraisal Report represents Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. ~~Client agrees to indemnify Appraiser, his employees and independent contractors from all claims, suits and charges of any nature that may arise out of this agreement.~~
10. **ADDITIONAL AGREEMENTS:**
*1800.00 fee is for four individual appraisals, one for each property listed above.
If only 264 Natchez Street appraisal is needed, fee is \$550.00.

Executed in duplicate originals on this day, November 20, 2015

Client Signature

Appraiser Signature

Shauna Billingsley, Attorney City of Franklin

Victor F. Andrews, CR-21

Client Name

Appraiser Name

Client Address

P.O. Box 1129, Franklin, TN 37065

Appraiser Address

(615) 550-6603

(615) 794-0099

Client Telephone

Appraiser Telephone

CRS - 156 S. 11th Avenue

CRS - Property Report for Parcel/Tax ID 078G F 027.00

Page 1 of 2

Monday, October 12, 2015

156 11th Ave S, Franklin, TN 37064-3302
Williamson County, TN parcel# 078G F 027.00

Property Report
Location
Property Address 156 11th Ave S
Franklin, TN 37064-3302
Subdivision Shutes
County Williamson County, TN
Current Owner
Name Beech Floyd T Beech Marion D
Mailing Address 2000 Mallory Ln # 130106
Franklin, TN 37067-8209
Property Summary
Property Type Residential
Land Use Residential
Improvement Type Single Family
Square Feet 1484 sf
General Parcel Information
Parcel/Tax ID 078G F 027.00
Special Int 000
Alternate Parcel ID
Land Map 078G
District/Ward 263
2010 Census Tract/Block 508/3
Assessor Roll Year 2014



Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
10/27/2006	\$120,000	Beech Floyd T		Accepted Warranty Deed Sale	Completely Qualified	4087328
08/21/1992	\$22,000	Derrick Barbara J		Accepted Warranty Deed Sale	Completely Qualified	1001601
04/21/1989		Pillow Sarah				WB 52/293
01/01/1975	\$7,500	North Mack			Completely Qualified	249325

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2014	Tax Year	2014		
Appraised Land	\$25,000	City Taxes	\$115.55	Franklin	0.4065
Appraised Improvements	\$88,700	County Taxes	\$568.50	Williamson	2.0
Total Tax Appraisal	\$113,700	SSO Taxes	\$277.85	Franklin Sad	0.9775
Total Assessment	\$28,425	Total Taxes	\$961.90		
		Exempt Amount			
		Exempt Reason			

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
12/12/2014	\$50,000	Beech Floyd T Beech Marion D	Tennessee Credit Union	636379 15002364
10/27/2006	\$96,000	Beech Floyd T Beech Marion D	Suntrust Bank	4087330 06053880
10/27/2006	\$24,000	Beech Floyd T Beech Marion D	Suntrust Bank	4087350 06053881
4/30/1996	\$24,985	Derrick Barbara J	Trans Financial Bank	1399153

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Single Family	Average	1484	1939	1983				1	

Building Square Feet (Living Space)	Building Square Feet (Other)
Construction	
Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Midwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures
Other	

Occupancy	Building Data Source
Property Characteristics: Extra Features No extra features were found for this parcel.	
Property Characteristics: Lot	
Land Use	Lot Dimensions
Block/Lot	Lot Square Feet
Latitude/Longitude	Acres
Property Characteristics: Utilities/Area	
Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	
Legal Description	
Subdivision	Plat Book/Page
Block/Lot	Description
District/Ward	

Subdivision	Shutes	Plat Book/Page	53/134
Block/Lot	715	Description	Subd Shutes Pb 53 Pg 134 Lot 0015 Subd Thohmer & Cannon Addn Pb Db33 Pg 365 Lot 0016
District/Ward	263		

http://taxdata.realtracs.net/realestate/eval/PropertyReport.aspx?p=JqDcZMEHP*C2ueMg... 10/12/2015

Monday, October 12, 2015

155 11th Ave S, Franklin, TN 37064-3301
Williamson County, TN parcel# 078G H 002.00

Property Report
Location
Property Address 155 11th Ave S
Franklin, TN 37064-3301
Subdivision
County Williamson County, TN
Current Owner
Name Beech Floyd T Beech Marion D
Mailing Address 2000 Mallory Ln Ste 130 106
Franklin, TN 37067-8209

Property Summary
Property Type Residential
Land Use Residential
Improvement Type Single Family
Square Feet 1225 sf

General Parcel Information
Parcel/Tax ID 078G H 002.00
Special Int 000
Alternate Parcel ID
Land Map 078G
District/Ward 263
2010 Census Tract/Block 508/3
Assessor Roll Year 2014



Sales History through 09/17/2015

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
11/04/2014	\$125,000	Beech Floyd T		Warranty Deed		6313/504 14041598
09/01/2008		German Sheron Denise		Quit Claim Deed		4641/222
08/20/1998		Leach Calvin				1716/177
08/06/1998		Leach Fannie A				1716/174
11/04/1993		Leach Calvin Elux Fannie				1133/201
08/09/1991		Kinnard John Thomas				520/121
10/28/1987		Kinnard John Thomas				700/365

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2014	Tax Year	2014		
Appraised Land	\$30,500	City Taxes	\$84.86	Franklin	0.4065
Appraised Improvements	\$45,000	County Taxes	\$417.80	Williamson	2.0
Total Tax Appraisal	\$83,500	SSD Taxes	\$204.05	Franklin Ssd	0.9775
Total Assessment	\$20,875	Total Taxes	\$706.41		
		Exempt Amount			
		Exempt Reason			

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/4/2014	\$118,750	Beech Floyd T Beech Marion D	Cu Corp	6313/506 14041597
4/24/2012	\$33,651	German Sheron Denise	First State Finance	5567/998 12016204

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Single Family	Average	1225	1930	1966				1.5	

Building Square Feet (Living Space)

Building Square Feet (Other)

Construction

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation	Full Crawl Space	Interior Finish	
Floor System		Air Conditioning	
Exterior Wall		Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	3
Other			

Occupancy

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use Residential
Block/Lot
Latitude/Longitude 35.919133/-86.877484

Property Characteristics: Utilities/Area

Gas Source

Electric Source

Water Source

Sewer Source

Zoning Code

Owner Type

Legal Description

Subdivision

Block/Lot

District/Ward 263

Flood Zone Information

Lot Dimensions 65 X 140
Lot Square Feet
Acres

Road Type

Topography

District Trend

Special School District 1

Special School District 2

Plot Book/Page

Description

Firm Panel

Thursday, November 19, 2015

220 11th Ave S, Franklin, TN 37064-3304
Williamson County, TN parcel# 078G H 004.00

Property Report

Location	
Property Address	220 11th Ave S Franklin, TN 37064-3304
Subdivision	
County	Williamson County, TN
Current Owner	
Name	Hull Michael T Elisea Mary M
Mailing Address	220 11th Ave S Franklin, TN 37064-3304
Property Summary	
Property Type	Residential
Land Use	Residential
Improvement Type	Single Family
Square Feet	2540 sf
General Parcel Information	
Parcel/Tax ID	078G H 004.00
Special Int	000
Alternate Parcel ID	
Land Map	078G
District/Ward	263
2010 Census Tract/Blk	508/3
Assessor Roll Year	2014



Sales History through 10/30/2015

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
10/14/2013	\$428,600	Hull Michael T		Warranty Deed		6050/865 13048841
02/02/2007	\$115,000	Beech Floyd T		Physical Difference	Disqualified	4176/294
10/13/1995	\$45,000	Green Pearllette		Accepted Warranty Deed	Completely Qualified	1334/489
01/16/1964		Short Nannie Mai Etal		Sale		1304/471

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2014	Tax Year	2014		
Appraised Land	\$70,000	City Taxes	\$443.80	Franklin	0.4065
Appraised Improvements	\$366,700	County Taxes	\$2,183.50	Williamson	2.0
Total Tax Appraisal	\$436,700	SSD Taxes	\$1,067.19	Franklin Sed	0.9775
Total Assessment	\$100,175	Total Taxes	\$3,694.48		
		Exempt Amount			
		Exempt Reason			

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/14/2013	\$342,880	Hull Michael T Elisea Mary M	Gardner Financial Services	6050/867 13048842
6/22/2012	\$387,000	Beech Floyd T Beech Marion Shutes	Fifth Third Bank	5620/548 12026305
5/25/2011	\$392,000	Beech Floyd T Beech Marion D	Regions Bank	5327/464 11018507
1/2/2008	\$387,000	Beech Floyd T Shutes-Beech Marion	Suntrust Bank	4848/109 09638025
2/2/2007	\$92,000	Beech Floyd T Beech Marion Shutes	Suntrust Bank	4176/296 07005791
2/2/2007	\$11,500	Beech Floyd T Beech Marion Shutes	Suntrust Bank	4176/315 07005792
12/1/1999	\$72,250	Green Pearllette	Americas Wholesale Lender	1932/0063
10/13/1995	\$50,000	Green James & Pearllette	Nationsbank	1334/491

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Single Family	Average	2540	2007	2007	3		5	2	

Building Square Feet (Living Space)

Building Square Feet (Other)

Construction	
Quality	
Shape	
Partitions	
Common Wall	
Foundation	Full Crawl Space
Floor System	
Exterior Wall	
Structural Framing	
Fireplace	
Other	
Occupancy	
Building Data Source	

Property Characteristics: Extra Features

Feature	Size or Description	Year Built	Condition
Driveway	1	2007	Average

Property Characteristics: Lot

Land Use	Residential	Lot Dimensions	60 X 113
Block/Lot		Lot Square Feet	
Latitude/Longitude	35.910518°/-86.877750°	Acres	

<http://taxdata.realtracs.net/RealEstate/Eval/PropertyReport.aspx?p=16UIQNjymZxTtSQN...> 11/19/2015

CRS-264 Natchez

CRS - Property Report for Parcel/Tax ID 078G H 001.00

Page 1 of 1

Monday, October 12, 2015

264 Natchez St, Franklin, TN 37064-2839
Williamson County, TN parcel# 078G H 001.00

Property Report
Location
Property Address 264 Natchez St
Franklin, TN 37064-2839
Subdivision
County Williamson County, TN
Current Owner
Name Beech Floyd T Beech Marion D
Mailing Address 2000 Mallory Ln # 13018
Franklin, TN 37067-8209
Property Summary
Property Type Residential
Land Use Residential
Improvement Type Single Family
Square Feet 3044 sq ft
General Parcel Information
Parcel/Tax ID 078G H 001.00
Special Int 000
Alternate Parcel ID 078G
Land Map 263
District/Ward 508/3
2010 Census Tract/Block 508/3
Assessor Roll Year 2014
Sales History through 09/17/2015



Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
11/17/2014	\$50,000	Beech Floyd T		Warranty Deed		6322/842 14043484
08/22/2014		Taylor Cassandra W				
09/07/1950		Williams Fred D				94/21

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2014	Tax Year	2014		
Appraised Land	\$45,200	City Taxes	\$155.16	Franklin	0.4065
Appraised Improvements	\$107,500	County Taxes	\$763.50	Williamson	2.0
Total Tax Appraisal	\$152,700	SSD Taxes	\$373.16	Franklin Ssd	0.9775
Total Assessment	\$38,175	Total Taxes	\$1,291.84		
		Exempt Amount			
		Exempt Reason			

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/17/2014	\$40,000	Beech Floyd T Beech Marion D Vinson Jill Lynn	Fifth Third Bank	6322/844 14043485 439511
10/5/2001	\$74,430		Community South Bank Savannah	

Property Characteristics: Building	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
Building #									
1	Single Family	Average	3044	1920	1968		1	2	

Construction	Building Square Feet (Living Space)	Building Square Feet (Other)
Quality		
Shape		
Partitions		
Common Wall		
Foundation	Full Crawl Space	
Floor System		
Exterior Wall		
Structural Framing		
Fireplace	Y	
Other		
Occupancy		Building Data Source
Property Characteristics: Extra Features		
Feature	Size or Description	Year Built
Garage Detached	864	1950
Property Characteristics: Lot		
Land Use	Residential	
Block/Lot		
Latitude/Longitude	35.9187381-86.8772151	
Property Characteristics: Utilities/Areas		
Gas Source	Yes	
Electric Source	Yes	
Water Source	Yes	
Sewer Source	Yes	
Zoning Code		
Owner Type		
Legal Description		
Subdivision		
Block/Lot		
District/Ward	263	
Flood Zone Information		
Zone Code	Flood Risk	BFE
X	Minimal	
Zone Source: FEMA OFIRM Data		

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level	47187C0193F	08/29/2008

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http://taxdata.realtracs.net/realestate/eval/PropertyReport.aspx?p=JqDcZMEHP*C2ueMg... 10/12/2015