# 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

- 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.
- 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).
- In event of a conflict between this Agreement and the attached document(s), this
  Agreement shall supersede conflicting terms and conditions.

ANDREWS APPRAISAL SERVICES	CITY OF FRANKLIN
BY: Month of the Wictor Andrews TITLE: Month of the Wictor Andrews Date: M	BY: Eric. S. Stuckey City Administrator Date:

Approved as to form by:

Shauna R. Billingsley, City Attorney

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ANDREWS APPRAISAL SERVICES

CITY OF FRANKLIN

BY:

Victor Andrews

TITLE: Apprel

Date: 15/16

CITY OF FRANKLIN

BY: City Administrator

Date: 12/16

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.
- 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.
- 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

# ARTICLE 10. MISCELLANEOUS PROVISIONS

diem rates' under the 'etools' category].

- 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. PROPERTYlocated 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	_ logary described as.
STREET ADDRESS (see above)  CITY Franklin STATE TN ZIPCODE 37064	hereinafter called Property.
CITY Franklin STATE TN ZIPCODE 37064	Referrance Called Property.
3. APPRAISAL REPORT. Appraiser agrees to prepare, in writing, an Appraisal Report, in conformity with any professional organizations	s 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 Fina	ancing 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	
	unforeseen circumstances or
conditions beyond the control of the Appraiser. The number of copies to be prepared is	
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 \$	day for time expended on
EXPENSES. Appraiser shall be additionally paid usual and necessary expenses for the following	
	<del></del>
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 \$ <u>150.00</u> for each <u>hour</u>	
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 t	o pay a fee of
RETAINER fee in the amount of \$ is payable to a	pply 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	
residence. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sum	
payable regardless of the amount of the opinion of value. I <del>n the event it is necessary to employ an atterney t</del> herein, Client agrees to pay reasonable atterney's fees and court costs expended by Appraisor.	o-conest-any-sums-sue
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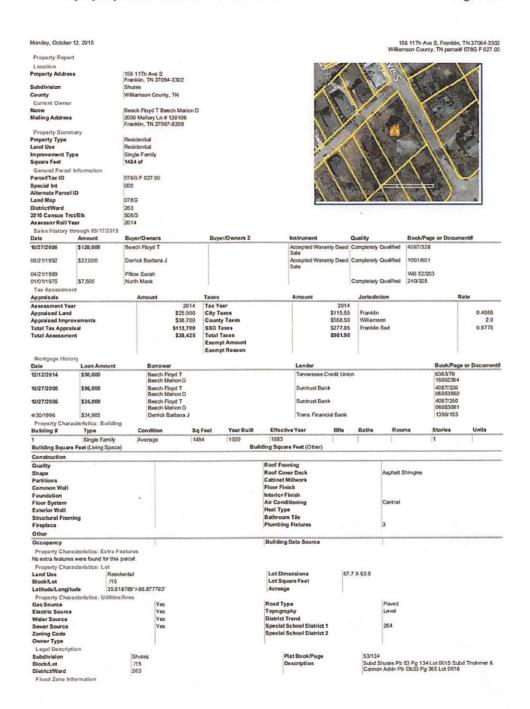
# AGREEMENT FOR APPRAISAL SERVICES

(continued)

		File No. Proposal Only
7.	times to obtain supporting property data, including but not limited to and expense data, leases, options. Further to interview Client's attorn to be furnished copies of relevant information, to copy same and use	neys, accountants, managers, agents, present and prospective tenants.  as documentation for the Appraisal Report. To obtain such information  CLIENT'S AUTHORITY to execute this agreement is hereby warranted,
8.		
9.	WARRANTIES AND INDEMNITY. Appraiser does not make any warrastificiency of title, areas and boundaries, mechanical and structural con Report represents Appraiser's opinion of value only, without any warrant indemnify Appraiser, his employees and independent contractors from all elastications.	ty that the property will sell for the appraised value. Glient agrees to
-	ADDITIONAL AGREEMENTS: *1800.00 fee is for four individual appraisals, one for each property list If only 264 Natchez Street appraisal is needed, fee is \$550.00.	sted above.
Exe	ecuted in duplicate originals on this day, November 20, 201	5 Harry Ward
Cli	ent Signature	Appraiser Signature
	nauna Billingsley, Attorney City of Franklin ent Name	Victor F. Andrews, CR-21 Appraiser Name
Cli	ent Address	P.O. Box 1129, Franklin, TN 37065 Appraiser Address
(6	15) 550-6603	(615) 794-0099

Appraiser Telephone

Client Telephone



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

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		Franklin, TN 37067-8209	1			- 101		/	100	· · · · · · · · · · · · · · · · · · ·	
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Date 11/4/2014 4/24/2012 Property Char: Building # 1	Loan Amount \$118,750 \$33,651 acteristics : Building Type Single Femily	Beech Floyd T Beech Marion t German Shero Condition	D n Derése	Year Built	1966	Cu Corp First State F		Beths	Rooms	6313/506 14041597 5567/998 12016204	
Date  11/4/2014  4/24/2012  Property Char: Building #  1 Building Square	Loan Amount \$118,750 \$33,651 acteristics : Building Type	Beech Floyd T Beech Marion t German Shero Condition	D n Derise Sq Feet	Year Built	1966	Cu Corp First State F		Baths	Rooms	6313/506 14041997 5567/998 12016204 Stories	
Date 11/4/2014 4/24/2012 Property Char. Building # 1 Building Square Construction	Loan Amount \$118,750 \$33,651 acteristics : Building Type Single Femily	Beech Floyd T Beech Marion t German Shero Condition	D n Derise Sq Feet	Year Built	1966 Iding Squar	Cu Corp First State F re Year e Feet (Other)		Baths	Rooms	6313/506 14041997 5567/998 12016204 Stories	
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Date  11/4/2014  4/24/2012  Property Char. Building \$  1  Building Squan  Construction  Quality  Shape  Partitions  Common Wali	Loan Amount \$118,750 \$33,651 acteristics : Building Type Single Femily	Beech Rivord T Beech Marrior I German Shero Condition Average	Sq Feet	Year Built	Roof Fran Roof Cov Cabinet N	Cu Corp First State F re Year re Feet (Other) ming er Dack lithwork		Beths	T	6313/506 14041997 55677998 12016204 Stories	
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V22/2011  V22/2007  V22/2007  V2/2007  V2/1/1999  O/13/1995  Property Chaiteliding #  building Squar  Construction  unliky  shape  Partitions  Common Wall  Common Wall	\$387,000 \$92,000 \$11,500 \$72,250 \$50,000 racteristics: Bulldi Type Single Family	C	Beech Floyd T Besch Maron D Beech Floyd T Shuter-Beech Marion Beach Floyd T Beech Marion Shutes Beech Floyd T Beech Marion Shutes Beech Floyd T Beech Marion Shutes Green Pearlette Green James & Pearle Condition Sq	Feet Year Built	2007 Iding Squan Roof Fran Roof Cove Cabinet M Floor Finit Interior Fi	Suntrust Bank Suntrust Bank Suntrust Bank Americas Wholesale t Nationsbank her Year BRs or Feet (Other) sing tr Deck Ethrork sh	Baths	5 Asphalt S		11018507 4648/109 08038025 4176/296 07005791 4176/315 07005792 1932/0063 1334/491 Stories	Units
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/25/2011 //22/2008 //22/2007 //22/2007 //22/2007 //22/2007 //21/1999 //22/2007 //21/1999 //22/2007 //22/20	\$387,000 \$92,000 \$11,500 \$72,250 \$50,000 racteristics: Build Type Single Family to Feet (Living Space	C	Beech Floyd T Beech Floyd T Beech Marion D Beech Floyd T Beech Floyd T Beech Floyd T Beech Marion Shutes Beech Marion Shutes Green Pearliste Green Pariste Condition Se Reverage   25	Feet Year Built	2007 Roof Fram Roof Cove Cabinet M Floor Finit Interior Fi Air Condit Heat Type	Suntrust Bank Suntrust Bank Suntrust Bank Americas Wholesale I Nationabank Ive Year BRa    3   Feet (Other)   10 Deck   10 Dec	Beths	5 Asphalt S		11018507 4648/109 08038025 4176/296 07005791 4176/315 07005792 1932/0063 1334/491 Stories	Units
/25/2011 //22/2008 //22/2007 //22/2007 //22/2007 //22/2007 //21/1999 //22/2007 //21/1999 //22/2007 //22/20	\$387,000 \$92,000 \$11,500 \$72,250 \$50,000 racteristics: Build Type Single Family to Feet (Living Space	C	Beech Floyd T Beech Floyd T Beech Marion D Beech Floyd T Beech Floyd T Beech Floyd T Beech Marion Shutes Beech Marion Shutes Green Pearliste Green Pariste Condition Se Reverage   25	Feet Year Built	2007 Roof Fram Roof Cove Cabinet M Floor Finis Interior Fi Air Condit Heat Type Bathroom	Suntrust Bank Suntrust Bank Suntrust Bank Americas Wholesale t Nationsbank Nee Year BRa ar Feet (Other) sing or Deck Elborock sh nish ioning	Baths	5 Asphalt S Central		11018507 4648/109 08038025 4176/296 07005791 4176/315 07005792 1932/0063 1334/491 Stories	Units
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V22/2011 V2/2008 V2/2007 V2/2007 V2/2007 V2/2007 V2/V1999 0/13/1995 Property Chair tuikling 8 Validing Squar Construction Duality Coundation Floor System Exterior Wall Structural Free Decupancy Property Chair esture	\$387,000 \$92,000 \$11,500 \$72,250 \$50,000 recteristics: Build Type   Single Family re Feet (Living Space	C (   A ( )   A ( )	Beech Floyd T Beach Marion D Beech Floyd T Stutes-Beech Marion Beach Floyd T Beach Marion Shutes Beach Floyd T Beach Marion Shutes Green Pearlette Green James & Pearl Condition Sq Average   25  Full Crawl Space	Feet Year Bulk 40 2007 Bull	2007  Iding Square  Roof Fran  Roof Cove  Gabinet M  Floor Finh  Interior Fi  Air Condii  Heat Type  Bathroom  Plumbing  Building I  Year Built	Suntrust Bank Suntrust Bank Suntrust Bank Americas Wholesale I Nationablank Interes Bas   3   Feet (Other)   Interes   1   Inter	Beths	5 Asphalt S Central Central 10	ringles	11018507 4648/109 08038025 4176/296 07005791 4176/315 07005792 1932/0063 1334/491 Stories	Units
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1/25/2011 1/2/2008 1/2/2007 1/2/2007 1/2/2007 1/2/2007 1/2/2007 1/2/1999 0/13/1995 Property Chaukiding # balding \$quar Construction 1/2/2007 1/2/20	\$387,000 \$92,000 \$11,500 \$72,250 \$50,000 reacturistics: Build Type Single Family to Feet (Living Space	Corp.	Beech Floyd T Beach Marion D Beech Floyd T Stutes-Beech Marion Beach Floyd T Beach Marion Shutes Beach Floyd T Beach Marion Shutes Green Pearlette Green James & Pearl Condition Sq Average   25  Full Crawl Space	Feet Year Bulk 40 2007 Bull	2007 Iding Squan Roof Fran Roof Cow Cabinet M Floor Fini Interior Fi Air Condii Heat Type Bathroom Plumbing Building I Year Built 2007	Suntrust Bank Suntrust Bank Suntrust Bank Americas Wholesale I Nationsbank live Year BRa  a Feet (Other)  sing or Deck lithwork sh h nish toning Tile Fixtures Data Source	Eaths	5 Asphalt S Central Central 10	ringles	11018507 4648/109 08038025 4176/296 07005791 4176/315 07005792 1932/0063 1334/491 Stories	Units
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Monday, October 1	2, 2015									Wilam Wilam	4 Nalchez St. Fran son County, TN par	klin, TN 37064-2839 cell# 078G H 001.00
Property Report							78.33678		CONTRACTOR OF		-	
Location Property Address		264 Nat	char Gi				100		A Shaker	X	1	( )
TOOLSON VINCEN		Frankin	TN 37064-2839				850	199				1 5
Subdivision										۱ )		
County Current Owner		Williams	son County, TN					1				
Name		Reach F	Toyd T Beech Marion D				-					1
Mailing Address		2000 Ma Franklin	allory Ln # 13016 , TN 37067-8209				No.	X	V		\ <i>y</i>	A
Property Summa	ary						100					1
Property Type		Residen					1					A State of
Land Use Improvement Typ		Resider Single F	tial Comb				160	6	1/4/	- C30	98	
Square Feet		3044 st								1		
General Parcel Is	noimmon	AC. 11.1357						\ \		$\sim$	4	-
Parcel/Tax ID		078G H	001.00				800	/ /		1	00.00	Distance of
Special Int	_	000									7/	
Alternate Parcel II Land Map		078G					100	EX	V			ALCOHOL:
District/Ward		263							11.72.12.11	3020714	SAZITATION OF	ACCEPTANCE.
2010 Census Trct	/Blk	508/3										
Assessor Roll Ye		2014										
Sales History the Date					er/Owners 2		Instrument		Quality		Book/Page or Do	
11/17/2014	Amount	Beech I		Buy	errowners 2	-	Warranty Deed		Quanty	-		cuments
11/1//2014	\$50,000	beech !	rioya T				Warranty Deed				6322/842 14043464	
08/22/2014			Cessandra W	ĺ				1				
09/07/1950	1	William	s Fred D	1				-			94/21	
Tax Assessment	t		nount	Taxes			Amount		Jurisdio			Rate
Appraisals Assessment Year	**************	A	2014	Tax			Amount	2014	Juneak	.pon	-	74210
Appraised Land			\$45,200	City T				\$155.18	Franklin			0.4065
Appraised Improv	vernents	1	\$107,500	Coun	ty Taxes			\$763.50	Williams			2.0
<b>Total Tax Apprais</b>			\$152,700	SSDT				\$373.16	Franklin	Ssd		0.9775
Total Assessmen	t		\$38,175	Total				\$1,291.84				
					pt Amount pt Reason							}
Mortgage Histor	19	- 1					1					1
Date	Loan Amount		Borrower				Londer	v. com com com				Page or Document#
11/17/2014	\$40,000		Beech Floyd T Beech Marion D				Fifth Third Ba	ank			6322/8	44
10/5/2001	\$74,430		Vinson Jill Lynn				Community 5	to de filosof			43951	
Property Charac		n.a	variable day Lyrin				Community	SOUTH CONTR	COPPERING		140001	
Building #	Type		ondition 5g	Feet	Year Built	Effectiv	re Year	BRs	Baths	Room	s Stories	Units
1	Single Family	Av	verage 30	ч	1920	1966			1		2	
Bullding Square	Feet (LMing Space	20)			Bu	liding Squar	e Feet (Other)					
Construction												
Quality			1			Roof Fran						
Shape						Roof Cov				Asphalt S	hingles	
Partitions Common Wall						Floor Fin						
Foundation			Full Creek Space			Interior F						
Floor System						Air Cond						
Exterior Wall						Heat Type	•					
Structural Framir Fireplace	ng		Y			Bathroon				3		
Other			11			Financing	Pittores			12		
Occupancy				-		Building	Data Source			1		
Property Charac	rterietics: Extra	Featores										
Feature			Size or Description	п		Year Built				Condition		
Garage Detached			864			1950				Average		
Property Charac	cteristics: Lot											
Land Use	Ret	sidential				Lot Dim		130	X 190			
Block/Lot Latitude/Longitud		918738*/-86	07704E3			Lot Squ Acreage						
Property Charac			16/12/15			hustage						
Gas Source	and the second second	2000	Yes			Road Typ	oe .			Paved		
Electric Source			Yes			Topograp	phy			Level		
Water Source			Yes			District T						
Sewer Source Zoning Code			Yes				ichool District 1 ichool District 2			264		
Owner Type						oprovini o	DISTINCT 2					
Legal Description	on		1			18				1		
Subdivision	5160	Ī				Plat Boo		1				
Block/Let						Descrip	tion					
District/Ward	and the same of th	263						1				
	100000000000000000000000000000000000000											Firm Panel
Zone Code	Flood Risk	BFE Desc									FIRM Panel II	Eff. Date
	Minimal	Area	of minimal flood hazan	i, usually	depicted on FIF	RMs as show	the 500-year fi	Dood level.			47187C019	2F 09/29/2006
Zone Source: FE												
Monday, October										2	64 Natront St. Fra	rkin, TN 37064-2839

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