

This instrument prepared by:  
City of Franklin Law Department  
109 3<sup>rd</sup> Avenue South  
Franklin, Tennessee 37064

BK: 7635 PG: 437-441  
19019174

5 PGS:AL-AFFIDAVIT	
596346	
<b>05/29/2019 - 10:59 AM</b>	
BATCH	596346
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00



**AFFIDAVIT OF SCRIVENER'S ERROR**

STATE OF TENNESSEE, WILLIAMSON COUNTY  
**SHERRY ANDERSON**  
REGISTER OF DEEDS

STATE OF TENNESSEE )  
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned officer, Lanaii Benne, who is known to me (or proved to me on the basis of satisfactory evidence to be), and who, after being duly sworn, deposed and said that:

I am the Assistant City Recorder of the City of Franklin, Tennessee.

On May 10, 2019, **COF Contract No. 2019-0076** was recorded with the Williamson County Register of Deeds's Office.

The **COF Contract No. 2019-0076** contains a typographical error in that the attachment, Exhibit A, was inadvertently omitted when recorded. **COF Contract No. 2019-0076** is amended by this affidavit to include Exhibit A, which includes as follows:

Legal Description and Map

The City does not believe that this typographical error and change to be detrimental to any interested party.

This Affidavit is made of my personal knowledge to correct the error above described.

Executed this 28<sup>th</sup> day of May, 2019.

Lanaii Benne  
Lanaii Benne, Assistant City Recorder

Witness my hand and official seal, this 28<sup>th</sup> day of May, 2019.

Melinda S. Kincaide  
NOTARY PUBLIC

My commission expires: 3/23/21



This Instrument Was Prepared By:  
City of Franklin, Tennessee  
P.O. Box 305  
Franklin, TN 37065

OWNER: City of Franklin, Tennessee  
TAX MAP: 090  
PARCEL: 03.05  
PROJECT: Shadow Green

AGREEMENT FOR DEDICATION OF TEMPORARY ACCESS  
AND CONSTRUCTION EASEMENT TO CONSTRUCT AN ACCESS ROAD  
COF Contract No. 2019-0076

Pick Up

That for and in consideration of One Dollar (\$1.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby grant, bargain, sell, transfer and convey unto the **Clayton Properties Group, Inc.**, a Tennessee Corporation, its successors and assigns a Temporary Access and Construction Easement for the construction of an access road.

This conveyance includes the right of Clayton Properties Group, Inc., its servants and agents to construct an access road within the limits of the aforesaid temporary access and construction easement. Clayton Properties Group, Inc., shall construct a roadway connection between the Shadow Green PUD Subdivision with the City of Franklin, Tennessee Municipal Facility on the land owned by the City of Franklin. This roadway construction includes all utilities and grading associated with the road.

Clayton Properties Group, Inc., hereby covenants that upon completion of construction it will restore the hereinabove described property, with the exception of the constructed road, to its original condition, or as near thereto as is reasonably possible. The City of Franklin, Tennessee does not waive any claim for damage in any manner for the negligence of any agent, representative or contractor for the Clayton Properties Group, Inc., during the construction of any of the aforesaid improvements. The City of Franklin, Tennessee does further covenant and bind myself/ourselves, my/our heirs and representatives to warrant and forever defend the right of the owner to the foregoing easement against the claims of all person whomsoever.

Upon completion of the construction the temporary access and construction easement for the construction of the access road shall be abandoned. The City of Franklin, Tennessee does hereby covenant with said Clayton Properties Group, Inc., that I/We are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

BK: 7621 PG: 835-836  
19016699

2 PGS:AL-EASEMENT	
592949	
05/10/2019 - 01:36 PM	
BATCH	592949
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
SHERRY ANDERSON  
REGISTER OF DEEDS

(Signatures on Page 2)



STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

The actual consideration for this transfer is \$ 0.00

Sarah Roop  
Affiant

Jennifer L. Neill  
Notary Public

My Commission Expires: 9-18-22

CITY OF FRANKLIN:

Eric S. Stuckey  
Eric S. Stuckey  
City Administrator

State of Tennessee  
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, **Eric S. Stuckey**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the City Administrator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.



WITNESS my hand and seal this 10<sup>th</sup> day of May, 2019.

Sarah Elizabeth Roop  
NOTARY PUBLIC  
My Commission Expires: 8-27-19

WITNESS my/our hand(s), this 7<sup>th</sup> day of May, 2019.

Clayton Properties Group, Inc., a Tennessee Corporation

[Signature]  
(Signature)  
Chris O'Neal  
(Printed Name)  
Authorized Agent  
(Title)

STATE OF Tennessee  
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public of said State and County, the within named Chris O'Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge he or she to be Authorized Agent of Clayton Properties Group, Inc., the Manager of Clayton Properties Group Inc., the within named bargainer, a Tennessee Corporation, and that he or she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained By signing the name of the company by himself or herself as such Authorized Agent.



WITNESS my hand and seal this 7<sup>th</sup> day of May, 2019.

Mary Webb Nolan  
NOTARY PUBLIC  
My Commission Expires: 7/21/2020

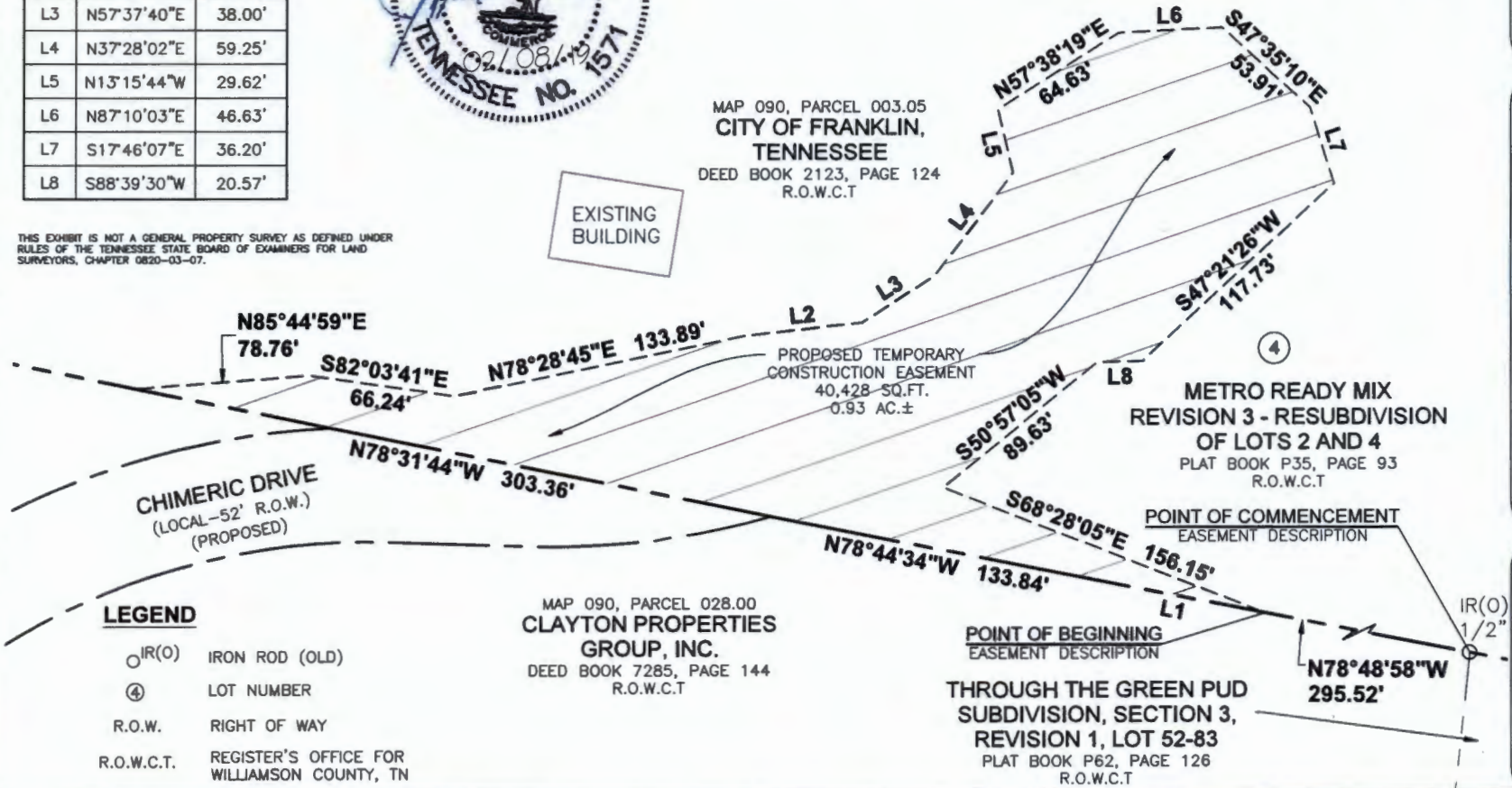
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°48'58"W	82.88'
L2	N83°44'54"E	53.02'
L3	N57°37'40"E	38.00'
L4	N37°28'02"E	59.25'
L5	N13°15'44"W	29.62'
L6	N87°10'03"E	46.63'
L7	S17°46'07"E	36.20'
L8	S88°39'30"W	20.57'



MAP 090, PARCEL 003.05  
CITY OF FRANKLIN,  
TENNESSEE  
DEED BOOK 2123, PAGE 124  
R.O.W.C.T

EXISTING  
BUILDING

THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER  
RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND  
SURVEYORS, CHAPTER 0820-03-07.



**LEGEND**

- IR(O) IRON ROD (OLD)
- ④ LOT NUMBER
- R.O.W. RIGHT OF WAY
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

MAP 090, PARCEL 028.00  
CLAYTON PROPERTIES  
GROUP, INC.  
DEED BOOK 7285, PAGE 144  
R.O.W.C.T

POINT OF BEGINNING  
EASEMENT DESCRIPTION  
THROUGH THE GREEN PUD  
SUBDIVISION, SECTION 3,  
REVISION 1, LOT 52-83  
PLAT BOOK P62, PAGE 126  
R.O.W.C.T

POINT OF COMMENCEMENT  
EASEMENT DESCRIPTION

**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
CHIMERIC DRIVE  
110 WOODLAND STREET  
FRANKLIN, TN 37067  
TEL: 615.791.1111

**SHADOW GREEN SECTION 1**  
CHIMERIC DRIVE CONSTRUCTION EASEMENT  
CITY OF FRANKLIN, 6TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE  
EXHIBIT "B"

DATE: FEBRUARY 8, 2019  
APPROVED: T. DARNALL  
DRAWN: C. KILGORE  
SCALE: 1" = 60'  
JOB NO.: 16155  
WK. ORDER: 0722



16-155/0722

CONSTRUCTION EASEMENT DESCRIPTION  
CITY OF FRANKLIN PROPERTY  
EXHIBIT "A"

A TEMPORARY CONSTRUCTION EASEMENT RUNNING OVER AND ACROSS PROPERTY DEEDED TO THE CITY OF FRANKLIN, TENNESSEE BY DEED RECORDED IN BOOK 2123, PAGE 124, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD (OLD) ON THE SOUTH LINE OF THE CITY OF FRANKLIN PROPERTY AND AT THE NORTHWEST CORNER OF "THROUGH THE GREEN PUD SUBDIVISION, SECTION 3, REVISION 1, LOT 52 - 83" AS RECORDED IN PLAT BOOK P62, PAGE 126, R.O.W.C.T.; THENCE, WITH THE SOUTH LINE OF THE CITY OF FRANKLIN PROPERTY N 78°48'58" W, 295.52 FEET TO THE POINT OF BEGINNING;

THENCE, WITH THE SOUTH LINE OF THE CITY OF FRANKLIN PROPERTY THE FOLLOWING THREE CALLS (1 THROUGH 3);

1. N 78° 48' 58" W, 82.88 FEET TO A POINT;
2. N 78° 44' 34" W, 133.84 FEET TO A POINT;
3. N 78° 31' 44" W, 303.36 FEET TO A POINT;

THENCE, CROSSING THE CITY OF FRANKLIN PROPERTY WITH THE FOLLOWING FIFTEEN CALLS (4 THROUGH 18);

4. N 85° 44' 59" E, 78.76 FEET TO A POINT;
  5. S 82° 03' 41" E, 66.24 FEET TO A POINT;
  6. N 78° 28' 45" E, 133.89 FEET TO A POINT;
  7. N 83° 44' 54" E, 53.02 FEET TO A POINT;
  8. N 57° 37' 40" E, 38.00 FEET TO A POINT;
  9. N 37° 28' 02" E, 59.25 FEET TO A POINT;
  10. N 13° 15' 44" W, 29.62 FEET TO A POINT;
  11. N 57° 38' 19" E, 64.63 FEET TO A POINT;
  12. N 87° 10' 03" E, 46.63 FEET TO A POINT;
  13. S 47° 35' 10" E, 53.91 FEET TO A POINT;
  14. S 17° 46' 07" E, 36.20 FEET TO A POINT;
  15. S 47° 21' 26" W, 117.73 FEET TO A POINT;
  16. S 88° 39' 30" W, 20.57 FEET TO A POINT;
  17. S 50° 57' 05" W, 89.63 FEET TO A POINT;
  18. S 68° 28' 05" E, 156.15 FEET TO THE POINT OF BEGINNING;
- CONTAINING 40,428 SQUARE FEET OR 0.93 ACRE, MORE OR LESS.