

Prepared by and Return to:
City of Franklin, Tennessee
Engineering Department
P.O. Box 305
Franklin, TN 37065

Property Owner: SS Knoll Top, LLC
Map: 79
Parcel: 40.12

Pick Up

PUBLIC UTILITY AND DRAINAGE EASEMENT ABANDONMENT AGREEMENT
COF 2017-0350

This instrument made and entered into on this 19TH day of DECEMBER, 2017, by and between the City of Franklin, Williamson County, Tennessee, ("City") and SS Knoll Top, LLC.

PARTIAL RELEASE OF EASEMENT

WHEREAS, SS Knoll Top, LLC. owns a certain parcel of real property located in Williamson County, Tennessee, being Map 079 Parcel 40.19, the deed for which is of record as Book 6345, Page 883, Register's Office for Williamson County, Tennessee (the "Property"); and

WHEREAS, a Public Utility & Drainage Easement runs across the Property, as shown on the plat of record in Plat Book P62, Page 13, Register's Office for Williamson County, Tennessee (the "Easement"); and

WHEREAS, currently there are no city drainage or City utilities located in the PUDE and SS Knoll Top, LLC. now wishes to abandon a portion of the easement as described below by words, figures, signs and symbols, and on the attached Exhibit A, which is made a part hereof;

BEGINNING at an Iron Rod (old) at the northwest quadrant of the intersection right-of-way line of Liberty Pike, and Knoll Top Lane also being the southeast corner of and said Lot 1 as shown in the plat of record in Plat Book P62, Page 13;

THENCE, with said Liberty Pike North 73 degrees 54 minutes 56 seconds West, 344.55 feet to an Iron Rod (Old) at the southeast corner of Lot 2 as shown on the Final Plat of the Standard at Cool Springs Subdivision, Revision 1 (Resubdivision of Lot 2) of record in Plat Book 66, Page 97, R.O.W.C;

THENCE, with said Lot 2, North 17 degrees 52' minutes 27" seconds East 15.01 feet to a point;

THENCE, South 74 degrees 30 minutes 10 seconds East 310.81 feet to a point;

THENCE North 72 degrees 13 minutes 31 seconds East, 39.91 feet to the westerly right-of-way of Knoll Top Lane;

THENCE, with said right-of-way of Knoll Top Lane South 15 degrees, 52 minutes, 38 seconds West 40.42 feet to the point of beginning.

The above described Public Utility and Drainage Easement adornment contains 6,134 square feet or 0.14 Acres, more or less.

NOW, THEREFORE, IN CONSIDERATION of the promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and SS Knoll Top, LLC hereby partially abandon and vacate the Easement as shown in

RECORDING STAMP
ON BACK PAGE

Exhibit A and disclaim and waive all rights and interests they have in the Easement.

WITNESS my/our hand(s), this 15TH day of DECEMBER, 2017.

SS Knoll Top, LLC:

[Signature]

GLENN R. Wilson

(Printed Name)

MANAGER

(Title)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Glenn R. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the within named bargainer, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2017.

[Signature]
NOTARY PUBLIC

My Commission Expires: My Commission Expires
January 26, 2019

City of Franklin:

BY: [Signature]
ERIC S. STUCKEY
CITY ADMINISTRATOR



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

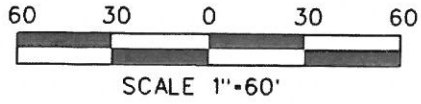
Personally appeared before me, the undersigned, a Notary Public of said State and County, **ERIC S. STUCKEY**, with whom I am personally acquainted and who acknowledge that he or she executed the within instrument for the purposes therein contained, and who further acknowledge that he or she is City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

WITNESS my hand and seal this 19 day of December, 2017.



[Signature]
NOTARY PUBLIC

My Commission Expires: 2/23/20



2

THE STANDARD
AT COOL SPRINGS
PL BK 62, PG 13, R.O.W.C.

1

THE STANDARD
AT COOL SPRINGS
PL BK 62, PG 13, R.O.W.C.

CITY OF FRANKLIN PUDE ABANDONMENT

SWMH

SAMH

66'

6' CHAIN LINK FENCE

KNOLL TOP LANE
(R.O.W. VARIES)

8'

SA

SA

SA

SA

18004848



4 PGS:AL-AFFIDAVIT	
528231	
02/07/2018 - 03:42 PM	
BATCH	528231
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

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

Owner: SS Knoll Top, LLC
Tax Map: 79
Parcel: 40.19

Pick Up

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned officer, Paul Holzen, 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 Director of Engineering of the City of Franklin, Tennessee. On January 3, 2018, I forwarded the attached Public Utility and Drainage Easement Abandonment Agreement for recording in the Register's Office of Williamson County, Tennessee. This Agreement is attached as Exhibit A to this Affidavit and originally filed at **Book 7268 Page 622-624**.

The Public Utility and Drainage Easement Abandonment Agreement contains a typo in the caption. The portion that reads, 'Parcel 40.12' is amended by this affidavit to read as follows:

'PARCEL 40.19'

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

Executed this 3 day of January, 2018.

Paul P Holzen

Paul Holzen, Director of Engineering

Witness my hand and official seal, this 3rd day of January, 2018.

Sarah Elizabeth Roop
Notary Public



8/27/19