

Hale & Hale

Exhibit A

OWNER 1: TRILLIUM FARMS L.P.
OWNER 2:
TAX MAP: 106
PARCEL: 181.18
TRACT:

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

**AGREEMENT FOR DEDICATION OF EASEMENT
CAROTHERS GAP PROJECT
COF Contract 2014-0311**

For and in consideration of _____ 1.00 Dollars,
in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, TRILLIUM FARMS L.P. does hereby grant, bargain, sell, transfer and convey unto the CITY OF FRANKLIN, TENNESSEE, its successors and assigns forever, a permanent easement all of which is more particularly shown by words, figures, signs, and symbols, on attached Exhibit A, which is made a part hereof.

This conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct, operate, maintain, repair, replace and inspect infrastructure and improvements within the limits of the aforescribed permanent Drainage Easement.

To have and to hold said easement to the City of Franklin, Tennessee, its successors and assigns forever. I/We do hereby covenant with said City of Franklin, Tennessee, that I/we are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

I/We do further covenant with said City of Franklin, Tennessee, that said portion or parcel of land as aforescribed is to remain the property of the undersigned and may be used for any lawful purpose or purposes desired after the construction of all the aforescribed improvements, provided, in the opinion of the City of Franklin, Tennessee, said use or uses do not destroy, weaken or damage the above mentioned improvements or interfere with the operation or maintenance thereof. The City of Franklin, Tennessee hereby covenants that upon completion of construction it will restore the hereinabove described property to its original condition, or near thereto as is reasonably possible. I/We do not waive any claim for damage in any manner for the negligence of any agent, representative or contractor for the City of Franklin, Tennessee, during the construction of any of the aforesaid improvements. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives to warrant and forever defend the right of the grantee to the foregoing easement against the claims of all person whomsoever.

If Exhibit A includes a Temporary Construction Easement and/or Temporary Slope Easement, then this conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct roadway or sidewalk slopes within the limits of the aforescribed easement. Upon completion of the construction all Temporary Slope and Temporary Construction Easements shall be abandoned.

I/We do hereby covenant with said City of Franklin, Tennessee, that I/we are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

WITNESS my/our hand(s), this 21st day of Nov., 2014.

BK: 6325 PG: 739-742
14043988

4 PGS:AL-EASEMENT	
362977	
11/21/2014 - 04:18 PM	
BATCH	362977
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

[Signature]
(Signature)
BY: TRILLIUM FARMS L.P.
BY: TRILLIUM VENTURES INC.
(Printed Name)
BY: PAUL ARNOLD PARRS.
(Signature)

(Printed Name)

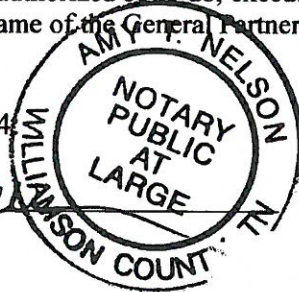
Exhibit A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Paul Arnold with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Trillium Ventures, Inc., General Partner of Trillium Farms, L.P., the within named bargainer, a Tennessee limited partnership, and that he as such President, of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partner of the partnership by himself as President.

Witness my hand, at office, this 21st day of November, 2014

Amy T. Nelson
Notary Public



My commission expires: 11/15/2015

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 acknowledge that he or she executed the within instrument for the purposes therein contained, and who further acknowledge that he or she 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 20th day of November, 2014.

Amy T. Nelson
NOTARY PUBLIC
My Commission Expires: 11/15/2015

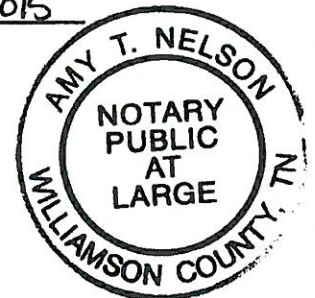
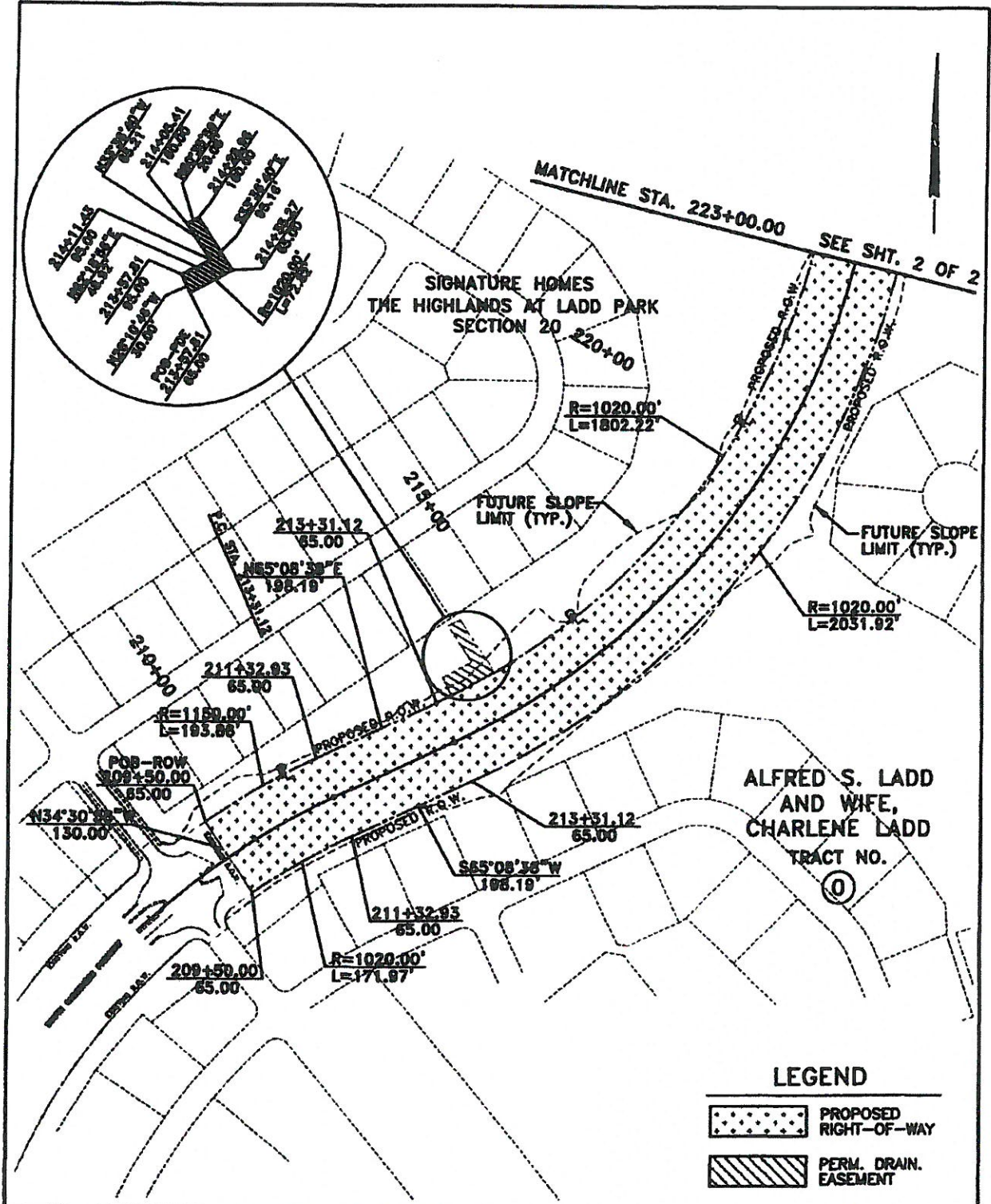




Exhibit A



LEGEND

-  PROPOSED RIGHT-OF-WAY
-  PERM. DRAIN. EASEMENT

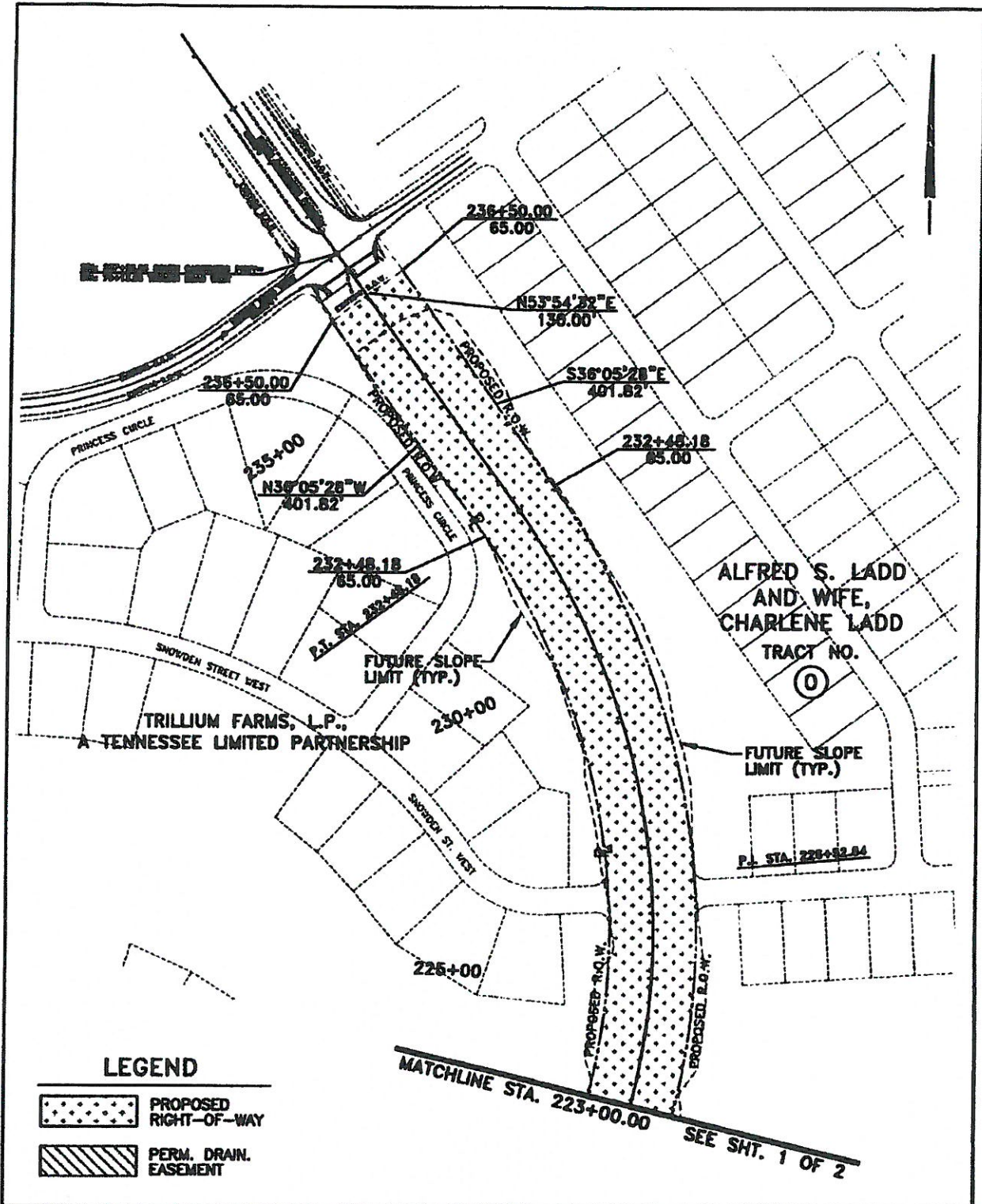


SULLIVAN ENGINEERING, INC.
 817 MAIN STREET, SUITE 801
 FRANKLIN, TN. 37064

PROPERTY ACQUISITION THIS TRACT
 RIGHT-OF-WAY (ROW)
 PERMANENT DRAINAGE ESMT. (PDE)

**ALFRED S. LADD AND WIFE
 CHARLENE LADD**
 Tract No. 0 SHT. 1 OF 2
 Scale: 1"=200' 08.04.2014

Exhibit A



LEGEND

-  PROPOSED RIGHT-OF-WAY
-  PERM. DRAIN. EASEMENT



SULLIVAN ENGINEERING, INC.
817 MAIN STREET, SUITE 201
FRANKLIN, TN. 37064

PROPERTY ACQUISITION THIS TRACT
RIGHT-OF-WAY (ROW)
PERMANENT DRAINAGE EMT. (PDE)

ALFRED S. LADD AND WIFE
CHARLENE LADD
Tract No. 0 SHT. 2 OF 2
Scale: 1"=200' 08.04.2014

Exhibit B

Permanent Drainage Easement

08.04.2014

Tract No. 0

Alfred S. Ladd and Wife, Charlene Ladd

Beginning at a point, said point being located on Carothers Parkway proposed western right-of-way, further described as being located at Sta. 213+57.81, 65.00 feet lt. of the centerline of Carothers Parkway as shown on engineering design documents prepared for the City of Franklin, by Sullivan Engineering, Inc. (Project no. 14-002), said point being the POINT OF BEGINNING and proceeding as follows;

Thence, continuing from the beginning along the proposed permanent drainage easement, N26°10'46"W, a distance of 30.00 feet to a point; thence, continuing along the proposed permanent drainage easement N62°18'56"E, a distance of 48.92 feet to a point; thence, continuing along the proposed permanent drainage easement N33°36'40"W, a distance of 65.21 feet to a point; thence, continuing along the proposed permanent drainage easement N60°35'59"E, a distance of 20.05 feet to a point; thence, continuing along the proposed permanent drainage easement S33°36'40"E, a distance of 95.16 feet to a point located on the Carothers Parkway proposed western right-of-way, said point being a point of curve of a non tangent curve to the right, of which the radius point lies N30°22'14"W, a radial distance of 1,020.00 feet; thence, continuing along the proposed right-of-way southwesterly along the arc, through a central angle of 04°06'49", a distance of 72.82 feet to the POINT OF BEGINNING.

Containing 3,441.03 square feet or 0.0790 acres, more or less.

The aforementioned property is on a parcel of land owned by Alfred S. Ladd and Wife, Charlene Ladd as shown on Tax Map No. 106, Parcel No. 181 and recorded in Deed Book 1479, Page 62 with the Williamson County Register of Deeds.

BK: 7013 PG: 669-674

17007486



6 PGS:AL-AFFIDAVIT	
478941	
02/24/2017 - 09:40 AM	
BATCH	478941
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

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

OWNER: Trillium Farms, LP
TAX MAP: 106
PARCEL: 184.00
PROJECT: CAROHTERS GAP PROJECT (COF 2014-0311)

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned officer, Paul Holzen, Director of Engineering for the **CITY OF FRANKLIN, TENNESSEE**, 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 9/3/2013, I forwarded the attached **AGREEMENT FOR DEDICATION OF EASEMENT** for recording in the Register's Office of Williamson County, Tennessee. This Agreement is attached as Exhibit A to this Affidavit.

The recorded **AGREEMENT FOR DEDICATION OF EASEMENT** was partially recorded and did not include the exhibits. The additional referenced exhibits are attached to this Affidavit as Exhibit B, and incorporated as if set forth fully within the **AGREEMENT FOR DEDICATION OF EASEMENT** that is attached to this Affidavit and originally filed at **Book 6025 Page 739**, Register's Office for Williamson County, Tennessee.

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

Executed this 6 day of January, 2017.

Paul Holzen
CITY OF FRANKLIN, TENNESSEE
Paul Holzen, Director of Engineering

Witness my hand and official seal, this 6th day of January, 2017.

Benjamin Worley
Notary Public

Com. Exp. May 23, 2018

