

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

OWNER: ADG FRANKLIN, LLC
TAX MAP: 080
PARCEL: 00111
PROJECT: COF #6042
Tract:

Attention: Sarah Roof

**AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract 2016-0314**

That for and in consideration of the sum 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, ADG FRANKLIN, LLC does hereby grant, bargain, sell, transfer and convey unto the CITY OF FRANKLIN, TENNESSEE, its successors and assigns forever, a permanent sanitary sewer 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 sanitary sewer 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 reasonable 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.

**BK: 7013 PG: 627-630
17007479**

4 PGS:AL-EASEMENT	
478941	
02/24/2017 - 09:40 AM	
BATCH	478941
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

WITNESS my/our hand(s), this 4 day of January, 2017

ADG Franklin, LLC

Preston C. Amos
(Signature)

Preston C. Amos
(Printed Name)

Manager
(Title)

STATE OF Missouri

COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Preston C Amos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the manager 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 4 day of January, 2017

Angela Murrell
NOTARY PUBLIC

My Commission Expires: 5/4/18



ANGELA MURRELL
My Commission Expires
May 4, 2018
St. Louis County
Commission #14423698



ANGELA MURRELL
My Commission Expires
May 4, 2018
St. Louis County
Commission #14423698

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 18 day of January, 2017

Vicki L. Parr
NOTARY PUBLIC

My Commission Expires: 2/20/20



BEING A SANITARY SEWER EASEMENT IN THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. LOCATED ON A PORTION OF LOT 2004 AS SHOWN ON THE FINAL PLAT ENTITLED "MCKAYS MILL P.U.D. SUBDIVISION, SECTION 23, REVISION 1, RESUBDIVISION OF LOTS 2000-2002" OF RECORD IN PLAT BOOK 44, PAGE 110, R.O.W.C.T., (REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF SAID LOT 2004, THENCE, NORTH 50 DEGREES 28 MINUTES 34 SECONDS EAST, 22.29 FEET TO THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID PROPERTY LINE AND CROSSING SAID LOT 2004, NORTH 23 DEGREES 54 MINUTES 03 SECONDS EAST, 19.84 FEET;

THENCE, NORTH 13 DEGREES 24 MINUTES 04 SECONDS EAST, 113.85 FEET TO A POINT IN THE EASTERLY LINE OF LOTS 2004 AND 2005 AS DESCRIBED IN AFOREMENTIONED PLAT;

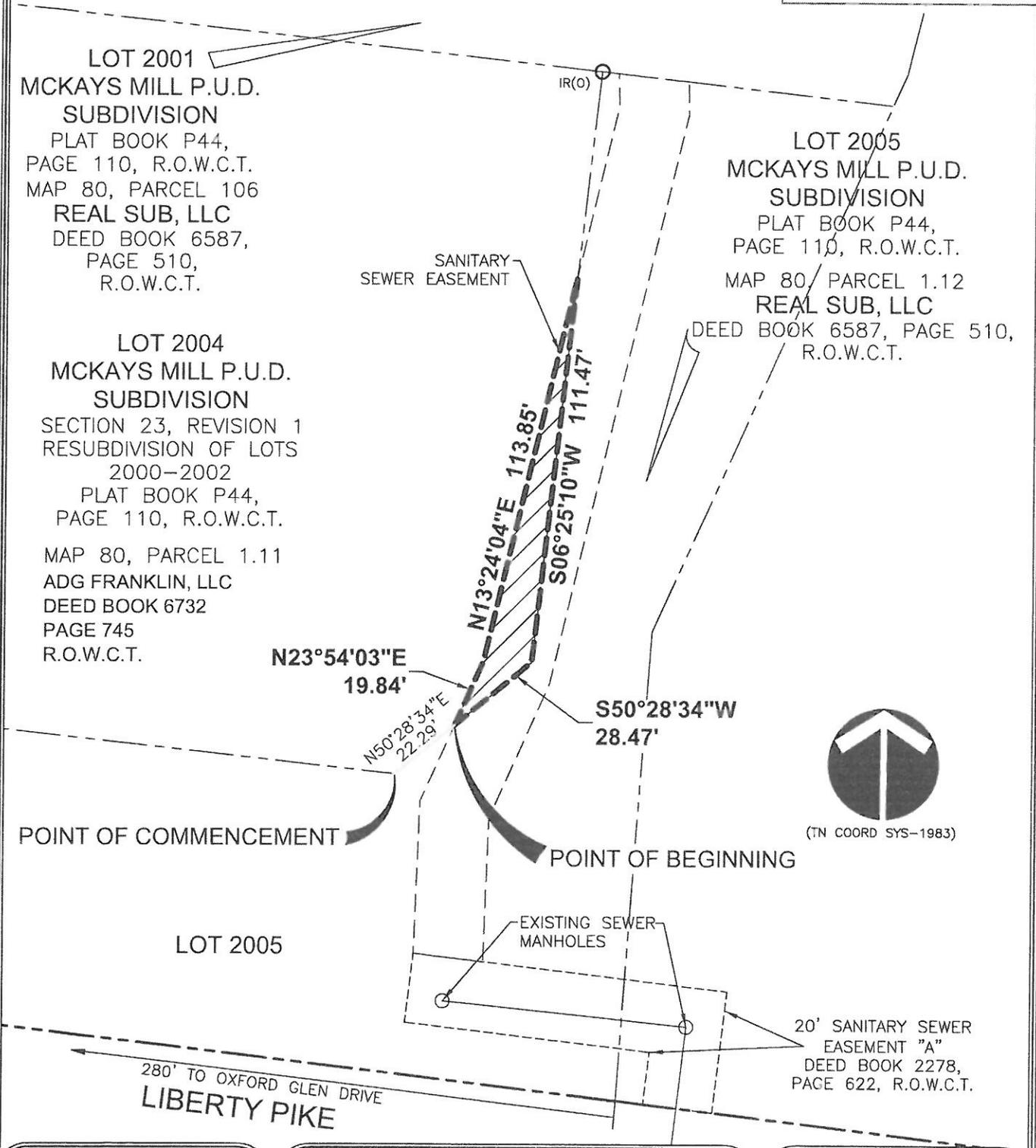
THENCE, ALONG SAID PROPERTY LINE, SOUTH 06 DEGREES 25 MINUTES 10 SECONDS WEST, 111.47 FEET;

THENCE, SOUTH 50 DEGREES 28 MINUTES 34 SECONDS WEST, 28.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 898 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

LOT 2001
 MCKAYS MILL P.U.D.
 SUBDIVISION
 PLAT BOOK P44,
 PAGE 110, R.O.W.C.T.
 MAP 80, PARCEL 106
 REAL SUB, LLC
 DEED BOOK 6587,
 PAGE 510,
 R.O.W.C.T.

LOT 2005
 MCKAYS MILL P.U.D.
 SUBDIVISION
 PLAT BOOK P44,
 PAGE 110, R.O.W.C.T.
 MAP 80, PARCEL 1.12
 REAL SUB, LLC
 DEED BOOK 6587, PAGE 510,
 R.O.W.C.T.

LOT 2004
 MCKAYS MILL P.U.D.
 SUBDIVISION
 SECTION 23, REVISION 1
 RESUBDIVISION OF LOTS
 2000-2002
 PLAT BOOK P44,
 PAGE 110, R.O.W.C.T.
 MAP 80, PARCEL 1.11
 ADG FRANKLIN, LLC
 DEED BOOK 6732
 PAGE 745
 R.O.W.C.T.



(TN COORD SYS-1983)

G:\10\20\0441\Survey\Exhibits\SEWER LINE 0-14-16\0314 SEWER LINE EXHIBIT LOT 2004.dwg

DATE	SEPTEMBER 16, 2016
DESIGNED:	TJS
DRAWN:	LAP
SCALE:	1" = 40'
JOB NO.	WK. ORDER
15-120	0344

SANITARY SEWER EASEMENT
 LOT 2004
 MCKAYS MILL
 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
 CITY OF FRANKLIN, TENNESSEE

EXHIBIT

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

FRANKLIN, TENNESSEE
 1400 N. WILSON AVE., SUITE 100
 FRANKLIN, TN 37067
 (615) 794-5700

CHATTAHOOCHEE
 10700 Highway 100, Suite 100
 Columbus, GA 31906
 (706) 928-5000

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

OWNER: REAL SUB, LLC
TAX MAP: 080
PARCEL: 00112
PROJECT: COF #6042
Tract:

**AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract 2016-0315**

That for and in consideration of the sum 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, REAL SUB, LLC, a Florida limited liability company, does hereby grant, bargain, sell, transfer and convey unto the CITY OF FRANKLIN, TENNESSEE, its successors and assigns forever, a permanent sanitary sewer 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 sanitary sewer 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 reasonable 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 arising by, through or under REAL SUB, LLC.

BK: 7013 PG: 631-634
17007480

4 PGS:AL-EASEMENT	
478941	
02/24/2017 - 09:40 AM	
BATCH	478941
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

WITNESS my/our hand(s), this 6th day of January, 2017.

REAL SUB, LLC,
a Florida limited liability company

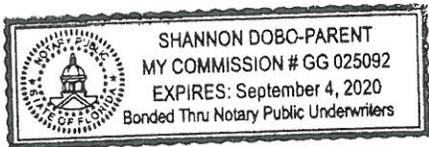
[Signature]
(Signature)
Jeffrey Chamberlain
(Printed Name)
Vice President
(Title)

STATE OF Florida

COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Jeffrey Chamberlain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Vice President 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 6th day of January, 2017



[Signature]
Shannon Dobo-Parent
NOTARY PUBLIC
My Commission Expires: Sept 04, 2020

CITY OF FRANKLIN:

[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 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 18 day of January, 2017

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/25/20

BEING A 20-FOOT WIDE SANITARY SEWER EASEMENT LYING IN THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. LOCATED ON A PORTION OF LOT 2005 AS SHOWN ON THE FINAL PLAT ENTITLED "MCKAYS MILL P.U.D. SUBDIVISION, SECTION 23, REVISION 1, RESUBDIVISION OF LOTS 2000-2002" OF RECORD IN PLAT BOOK P44, PAGE 110, R.O.W.C.T., (REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 2005, BEING SOUTH 83 DEGREES 34 MINUTES 43 SECOND EAST, 4.86 FEET FROM THE NORTHEASTERLY PROPERTY CORNER OF LOT 2004 ON THE AFOREMENTIONED PLAT;

THENCE, ALONG SAID PROPERTY LINE, SOUTH 83 DEGREES 34 MINUTES 44 SECONDS EAST, 20.18 FEET;

THENCE, LEAVING SAID PROPERTY LINE WITH A LINE CROSSING SAID LOT 2005 FOR THE NEXT FOUR (4) CALLS:

- 1) SOUTH 01 DEGREES 20 MINUTES 05 SECONDS WEST, 9.26 FEET,
- 2) SOUTH 13 DEGREES 24 MINUTES 04 SECONDS WEST, 168.72 FEET,
- 3) SOUTH 23 DEGREES 54 MINUTES 03 SECONDS WEST, 42.09 FEET,
- 4) SOUTH 02 DEGREES 04 MINUTES 47 SECONDS WEST, 41.31 FEET TO A POINT IN THE NORTHERLY LINE OF AN EXISTING SANITARY SEWER EASEMENT OF RECORD IN DEED BOOK 2278, PAGE 622, R.O.W.C.T.

THENCE, WITH SAID EASEMENT, NORTH 83 DEGREES 12 MINUTES 51 SECONDS WEST, 20.06 FEET;

THENCE, LEAVING SAID EASEMENT FOR THE NEXT TWO (2) CALLS:

- 1) NORTH 02 DEGREES 10 MINUTES 36 SECONDS EAST, 43.71 FEET,
- 2) NORTH 23 DEGREES 54 MINUTES 03 SECONDS EAST, 24.07 FEET,

THENCE, ALONG SHARED LOT LINE OF LOTS 2005 AND 2004 AS SHOWN ON THE AFOREMENTIONED PLAT, NORTH 50 DEGREES 28 MINUTES 34 SECONDS EAST, 28.47 FEET;

THENCE, NORTH 06 DEGREES 25 MINUTES 10 SECONDS EAST, 111.47 FEET;

THENCE, LEAVING SAID LOT LINE FOR THE NEXT TWO (2) CALLS:

- 1) NORTH 13 DEGREES 24 MINUTES 04 SECONDS EAST, 50.45 FEET,
- 2) NORTH 01 DEGREES 20 MINUTES 05 SECONDS WEST, 9.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 4328 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

POINT OF BEGINNING

LOT 2001
 MCKAYS MILL P.U.D.
 SUBDIVISION
 PLAT BOOK P44,
 PAGE 110, R.O.W.C.T.
 MAP 80, PARCEL 106
 REAL SUB, LLC
 DEED BOOK 6587,
 PAGE 510,
 R.O.W.C.T.

LOT 2004
 MCKAYS MILL P.U.D.
 SUBDIVISION
 SECTION 23, REVISION 1
 RESUBDIVISION OF LOTS
 2000-2002
 PLAT BOOK P44,
 PAGE 110, R.O.W.C.T.
 MAP 80, PARCEL 1.11
 ADG FRANKLIN, LLC
 DEED BOOK 6732
 PAGE 745
 R.O.W.C.T.

LOT 2005
 MCKAYS MILL P.U.D.
 SUBDIVISION
 PLAT BOOK P44,
 PAGE 110, R.O.W.C.T.
 MAP 80, PARCEL 1.12
 REAL SUB, LLC
 DEED BOOK 6587, PAGE 510,
 R.O.W.C.T.

N01°20'05"W
 9.40'
 N13°24'04"E
 50.45'
 PROPOSED 20' SANITARY
 SEWER EASEMENT

N50°28'34"E
 28.47'

N23°54'03"E
 24.07'

LOT 2005 N02°10'36"E
 43.71'

PROPOSED 20' SANITARY
 SEWER EASEMENT

N83°12'51"W
 20.06'

280' TO OXFORD GLEN DRIVE
 LIBERTY PIKE

4.86'
 IR(O)
 S83°34'44"E
 20.18'
 S01°20'05"E
 9.26'

20.0'
 N06°25'10"E 111.47'
 S13°24'04"W 168.72'

S23°54'03"W
 42.09'

S02°04'47"W
 41.31'

EXISTING SEWER
 MANHOLES

20' SANITARY SEWER
 EASEMENT "A"
 DEED BOOK 2278,
 PAGE 622, R.O.W.C.T.



(TN COORD SYS-1983)

G:\15120-00041-Survey\15120-00041-SEWER LINE 9-14-160344-SEWER LINE EXHIBIT LOT 2005.dwg

DATE	OCTOBER 7, 2016
DESIGNED:	TJS
DRAWN:	LAP
SCALE:	1" = 40'
JOB NO.	WK. ORDER
15-120	0344

SANITARY SEWER EASEMENT
 LOT 2005
 MCKAYS MILL
 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
 CITY OF FRANKLIN, TENNESSEE

EXHIBIT

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE CHATTANOOGA

110 WEST END AVENUE, SUITE 100
 NASHVILLE, TN 37203 1000 MARKET STREET, SUITE 100
 CHATTANOOGA, TN 37402

615.244.8081 423.436.5630