

This Instrument Was Prepared By:

City of Franklin, Tennessee  
P.O. Box 305  
Franklin, TN 37065

OWNER: TOM W. JACKSON and wife,  
Minnie Jackson  
TAX MAP: 63N GROUP "B"  
PARCEL: 9.00  
PROJECT: FRANKLIN ROAD  
TRACT: 3

WARRANTY DEED

COF CONTRACT No. 2019-0029

That for and in consideration of the sum of Three Thousand Five Hundred Sixty-Four and 00/100 Dollars (\$3,564.00), cash in hand, paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, which consideration represents full and adequate compensation for the property being conveyed herein, the Grantor, **TOM W. JACKSON and wife, MINNIE JACKSON** has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the Grantee, **THE CITY OF FRANKLIN, TENNESSEE**, its successors and assigns, forever, the hereinafter described property. The property sold, conveyed, transferred and delivered to the Grantee by the Grantor is more particularly described in attached **Exhibit 1**, Boundary Description and **Exhibit 2**, Map.

**TO HAVE AND TO HOLD**, said property unto the Grantee, its successors and assigns, forever in fee simple.

The Grantor hereby covenants (1) that it has not made, done, executed or suffered any act or thing whereby the property herein conveyed or any part thereof now is or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; (2) that the Grantor has good and lawful title and right to convey the property herein conveyed; (3) that the Grantor will forever warrant and defend the title to the property herein conveyed against the lawful claims of all persons whomsoever. Whenever used, the singular number shall be deemed to include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s), this 25<sup>th</sup> day of January, 2019.

GRANTORS:

  
TOM W. JACKSON

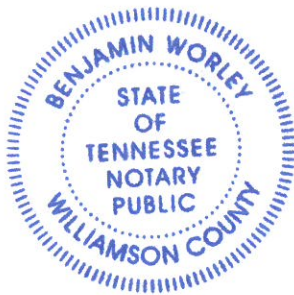
  
MINNIE JACKSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, the within named **TOM W. JACKSON and wife, MINNIE JACKSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainer, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25<sup>th</sup> day of January, 2019.



Benjamin Worley

NOTARY PUBLIC

My Commission Expires: June 5 2022

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 acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges 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 24<sup>th</sup> day of January, 2019.



Benjamin Worley

NOTARY PUBLIC

My Commission Expires: June 5 2022

**Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court; City of Franklin project number ST16009  
Tract No. 3**

**04/30/18**

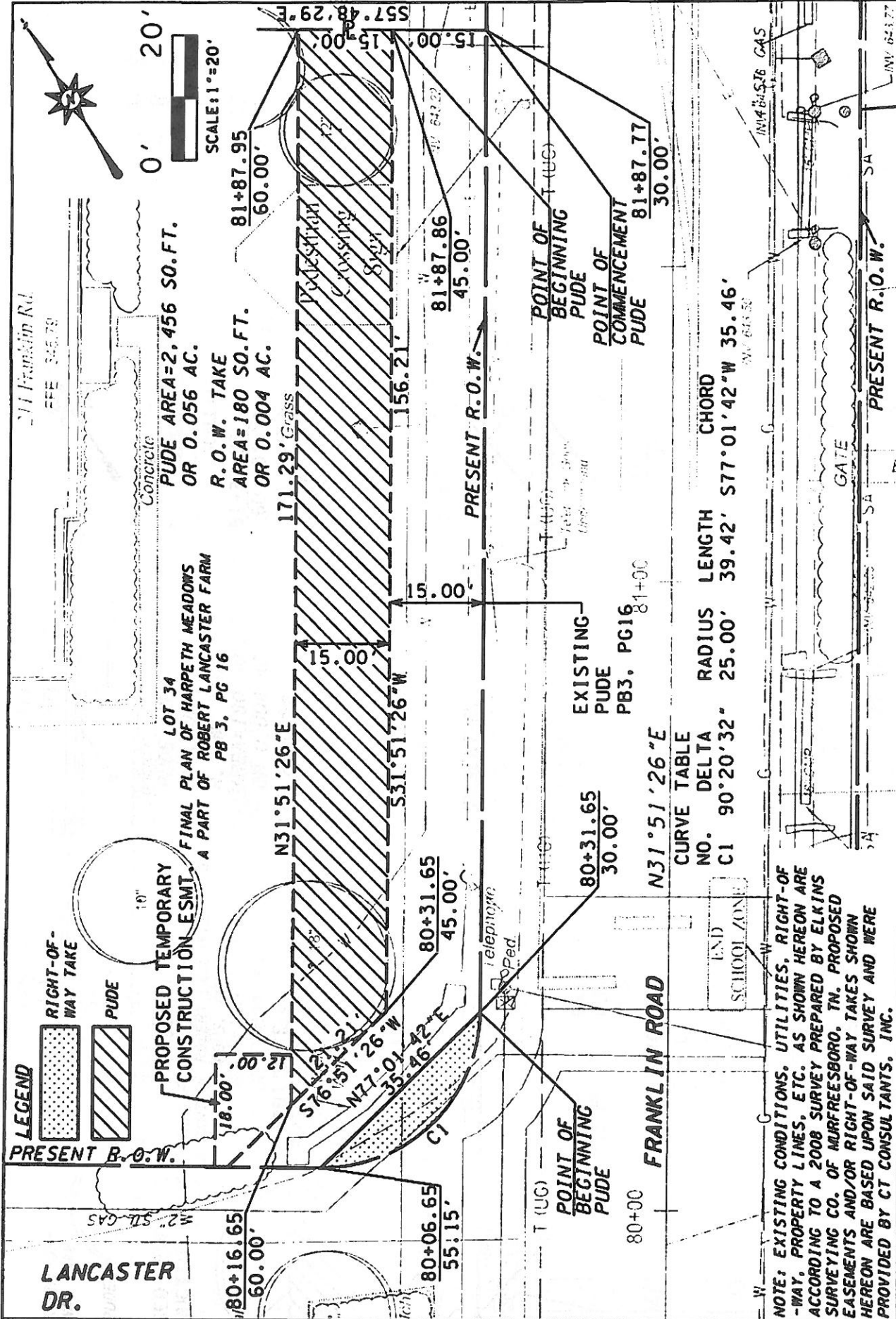
**Right-of-Way Take**

Beginning at the intersection of the westerly present right-of-way line of Franklin Road with the curve return of the northerly right-of-way line of Lancaster Drive, said point being in the easterly line of Tom W. Jackson and wife, Minnie Jackson, as evidenced by deed of record in book 874, page 230, Register's Office of Williamson County, Tennessee, said Jackson property being shown as Lot 34 on the plan entitled "Final Plan of Harpeth Meadows a Part of Robert Lancaster Farm", of record in plat book 3, page 16, and also being shown as Parcel 9 on Tax Map 063N, Group B, said point being located at Station 80+31.65, 30.00 feet left of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with said curve return and a curve to the right, having a central angle of 90°20'32", a radius of 25.00 feet, an arc length of 39.42, and a chord bearing and distance of South 77°01'42" West 35.46 feet to the intersection of the northerly right-of-way line of Lancaster Drive with the westerly curve return of Franklin Road at Station 80+06.65, 55.15 feet left of said centerline; thence with a new line, across said Jackson property, North 77°01'42" East 35.46 feet to the point of beginning, containing 180 square feet, or 0.004 acre, more or less.

The aforescribed Right-of-Way Take is necessary for roadway improvements.

Being a portion of the property conveyed to Tom W. Jackson, and wife, Minnie Jackson as recorded in Deed Book 874, Page 230 Registers office of Williamson County.



<p>DATE: 04-30-18</p>	<p>HFR JOB NO. 2018026.53</p>	<p>RIGHT-OF-WAY TAKE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)</p>	<p>TRACT NO. 3 OWNER: TOM W. JACKSON AND WIFE, MINNIE JACKSON</p>	<p>MAP 063N, GRP. B, PAR. 9 ADDRESS: 211 FRANKLIN ROAD FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064</p>	<p>HFR DESIGN 214 Centerview Drive Suite 300 Brentwood, TN 37027 615.370.8500 615.370.8530 hfrdesign.com</p>
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NOTE: EXISTING CONDITIONS, UTILITIES, RIGHT-OF-WAY, PROPERTY LINES, ETC. AS SHOWN HEREON ARE ACCORDING TO A 2008 SURVEY PREPARED BY ELKINS SURVEYING CO. OF MURFREESBORO, TN. PROPOSED EASEMENTS AND/OR RIGHT-OF-WAY TAKES SHOWN HEREON ARE BASED UPON SAID SURVEY AND WERE PROVIDED BY GT CONSULTANTS, INC.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
C1	90°20'32"	25.00'	39.42'	S77°01'42"W 35.46'