

Pick Up

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

OWNER: Duke Realty Limited Partnership
TAX MAP: 053
PARCEL: 109.04
PROJECT: Duke Drive Right-of-Way
TRACT: 1

WARRANTY DEED
COF Contract 20 18-0056

That for and in consideration of the sum of
Zero dollars

(\$0.00), 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, Duke Realty Limited Partnership 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 28th day of March, 2018.

GRANTORS:

Duke Realty Limited Partnership, an
Indiana limited partnership

By: Duke Realty Corporation, its
general partner

By: *JCB*
J. Christopher Brown
Senior Vice President

BK: 7354 PG: 389-392
18016567

4 PGS:AL-DEED	
539902	
05/03/2018 - 01:56 PM	
BATCH	539902
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

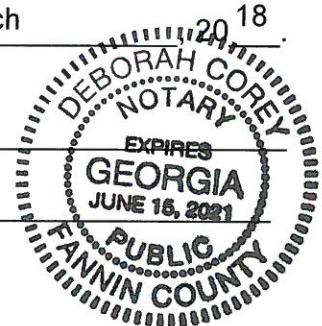
STATE OF GEORGIA

COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named J. Christopher Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2018.

Deborah Corey
NOTARY PUBLIC
My Commission Expires: _____



CITY OF FRANKLIN:

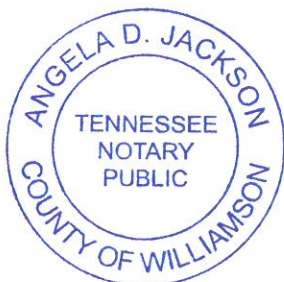
Eric S. Stuckey
Eric S. Stuckey
City Administrator

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 17th day of April, 2018.

Angela D. Jackson
NOTARY PUBLIC
My Commission Expires: 10/17/2021



LEGAL DESCRIPTION

SITUATE IN THE gm CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING A PORTION OF THE PROPERTY KNOWN AS LOT 115 ON THE PLAN OF SECTION T5, ASPEN GROVE, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 35, PAGE 74, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), AND BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT A Y, "IRON PIN FOUND, SAID IRON PIN BEING IN THE NORTHERLY LINE OF SAID LOT 115, AND THE SOUTHERLY LINE OF THE MICHAEL EDWARD & JENNIFER HAYES PROPERTY, DEED BOOK 4175, PAGE 256 (R.O.W.C.T.);

THENCE, WITH THE SOUTHERLY LINE OF SAID HAYES PROPERTY AND THE NORTHERLY LINE OF SAID LOT 115, NORTH 81°06'37" WEST FOR 111.71 FEET TO THE "TRUE POINT OF BEGINNING", SAID POINT BEING IN THE EASTERLY MARGIN OF DUKE DRIVE;

THENCE, LEAVING SAID HAYES PROPERTY AND WITH SAID MARGIN OF DUKE DRIVE, SOUTH 09°03'02" WEST FOR 26.78 FEET TO A POINT;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARCH LENGTH OF 26.18 FEET, AND A CHORD BEARING NORTH 65°56'45" WEST FOR 25.88 FEET TO A POINT NEAR THE EXISTING CENTERLINE OF DUKE DRIVE;

THENCE, CONTINUING WITH THE APPROXIMATE CENTERLINE OF DUKE DRIVE, NORTH 09°03'26" EAST FOR 20.01 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 115 FROM WHICH THIS DESCRIPTION IS MADE A PART;

THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID LOT 115, SOUTH 81°06'37" EAST FOR 24.99 FEET TO THE "TRUE POINT OF BEGINNING", CONTAINING IN ALL 555 SQUARE FEET OR 0.01 ACRES, MORE OR LESS

THE ABOVE DESCRIBED PROPERTY HAS BEEN TAKEN FROM AN ALTA SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED MARCH 23, 2018.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NWI WAREHOUSE GROUP VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED OF RECORD IN BOOK 1733, PAGE 404, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. THE SAID NWI WAREHOUSE GROUP VI, LLC HAVING MERGED INTO WEEKS REALTY, L.P., A GEORGIA LIMITED PARTNERSHIP, AS EVIDENCED BY DOCUMENTS OF RECORD IN BOOK 1736, PAGE 971 AND BOOK 1736, PAGE 974. THE SAID WEEKS REALTY, L.P. HAVING SINCE MERGED INTO DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, AS EVIDENCED BY DOCUMENTS OF RECORD IN BOOK 3086, PAGE 793 AND BOOK 3086, PAGE 798, ALL IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
△		



NORTH
TNSPCS (NAD83)

LEGAL DESCRIPTION:

SITUATE IN THE 8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING A PORTION OF THE PROPERTY KNOWN AS LOT 115 ON THE PLAN OF SECTION T5, ASPEN GROVE, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 35, PAGE 74, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), AND BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/4" IRON PIN FOUND, SAID IRON PIN BEING IN THE NORTHERLY LINE OF SAID LOT 115, AND THE SOUTHERLY LINE OF THE MICHAEL EDWARD & JENNIFER HAYES PROPERTY, DEED BOOK 4175, PAGE 256 (R.O.W.C.T.);

THENCE, WITH THE SOUTHERLY LINE OF SAID HAYES PROPERTY AND THE NORTHERLY LINE OF SAID LOT 115, NORTH 81°06'37" WEST FOR 111.71 FEET TO THE "TRUE POINT OF BEGINNING", SAID POINT BEING IN THE EASTERLY MARGIN OF DUKE DRIVE;

THENCE, LEAVING SAID HAYES PROPERTY AND WITH SAID MARGIN OF DUKE DRIVE, SOUTH 09°03'02" WEST FOR 26.78 FEET TO A POINT;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 26.18 FEET, AND A CHORD BEARING NORTH 65°56'45" WEST FOR 25.88 FEET TO A POINT NEAR THE EXISTING CENTERLINE OF DUKE DRIVE;

THENCE, CONTINUING WITH THE APPROXIMATE CENTERLINE OF DUKE DRIVE, NORTH 09°03'26" EAST FOR 20.01 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 115 FROM WHICH THIS DESCRIPTION IS MADE A PART;

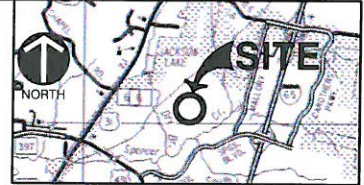
THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID LOT 115, SOUTH 81°06'37" EAST FOR 24.99 FEET TO THE "TRUE POINT OF BEGINNING", CONTAINING IN ALL 555 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY HAS BEEN TAKEN FROM AN ALTA SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED MARCH 23, 2018.

COF Contract No. 2018-0056
Exhibit 2

EXISTING LEGEND:

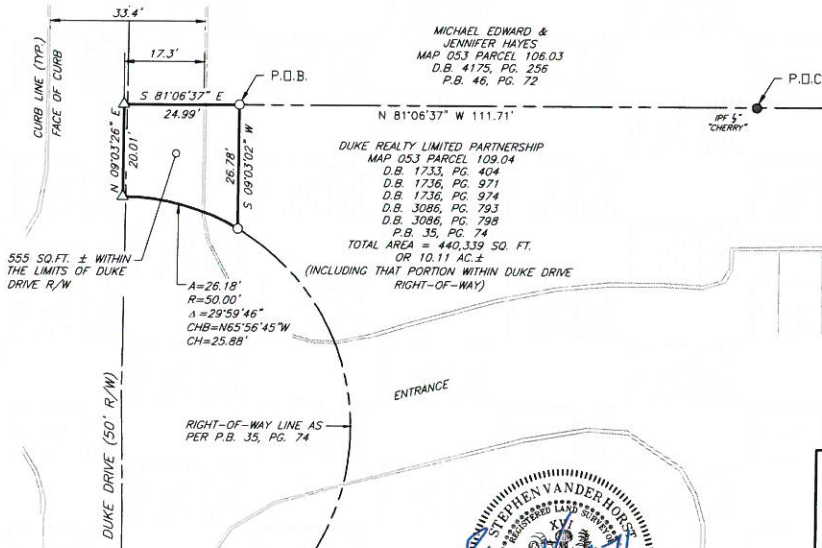
- EXISTING PROPERTY WITHIN R/W
- EXISTING PROPERTY LINE
- IRON PIN FOUND (IPF)
- REBAR IRON PIN SET & CAP
- △ MAG NAIL SET



VICINITY MAP

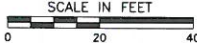
GENERAL NOTES:

1. BEARINGS ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
2. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
6. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED. PHONE: 1-800-351-1111.
7. EXISTING UTILITIES AND EASEMENTS NOT SHOWN HEREON FOR CLARITY.
8. FEATURES SHOWN HEREON HAVE BEEN TAKEN FROM AN ALTA SURVEY OF THE SUBJECT PROPERTY, PERFORMED BY CEC, DATED MARCH 23, 2018.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY. THE LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT PER 10,000 FEET OF PERIMETER OF THE LOT OF LAND (1:10,000). THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



CEC
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 800-783-2326
www.cecinc.com

EXHIBIT DRAWING
A PORTION OF
LOT 115, SECTION T5, ASPEN GROVE
Situate In
8TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE
Made For
DUKE REALTY LIMITED PARTNERSHIP

DATE: MARCH 27, 2018	SCALE: 1"=20'	EXHIBIT: EX-01
DRAWN BY: SVH	CHECKED BY: SVH	
PROJECT NO: 180-874	APPROVED BY: *BLS	SHEET 1 OF 1

P:\2018\180-874 - Survey\Draw\172820-2301-ALTA.dwg (ENHANCED) LS:03/26/2018 - 9:35 AM
 US: 3/27/2018 9:35 AM
 P:\2018\180-874 - Survey\Draw\172820-2301-ALTA.dwg (ENHANCED) LS:03/26/2018 - 9:35 AM