

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

OWNER: Fountains of Franklin, LLC
TAX MAP: 079
PARCEL: 059.00
PROJECT: Chester Stephens Ct Sewer

Pick Up

AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract 2017-0163

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, FOUNTAINS OF FRANKLIN, LLC 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 **Sanitary Sewer Easement**.

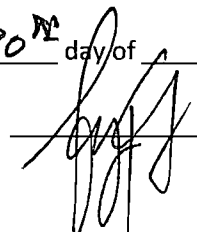
To have and to hold said easement to the City of Franklin, Tennessee, its successors and assigns forever. I/We do hereby covenant with said City of Franklin, Tennessee, that I/we are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

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 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 30th day of MARCH, 2018



RECORDING STAMP
ON BACK PAGE

(Signature)

(Printed Name)

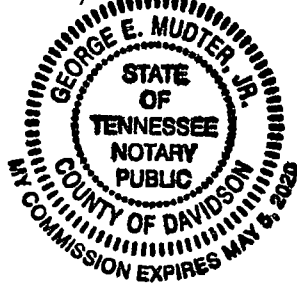
(Signature)

(Printed Name)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named GARY KECKLER, 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 MEMBER / MISLAGER 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 30th day of MARCH, 20 18



[Signature]
NOTARY PUBLIC
My Commission Expires: _____

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 6 day of April, 20 18



[Signature]
NOTARY PUBLIC
My Commission Expires: 2-23-20

COF Contract 2017-0163
Exhibit A
PG 1 of 3

**DESCRIPTION FOR A PROPOSED 20' SEWER LINE EASEMENT "1"
CHESTER STEVENS COURT, FRANKLIN, TN
WILLIAMSON COUNTY, TN**

Situated in the 14th Civil District of Williamson County, Tennessee, being a twenty foot wide sewer line easement located near the intersection of Chester Stevens Court and Murfreesboro Rd. and being more particularly described as follows:

COMMENCING at a concrete monument located in the westerly right-of-way of Chester Stevens Ct., said monument being located at Tennessee State Plane Coordinates N: 574655.81 E: 1729926.31, thence South 00 degrees 17 minutes 11 seconds West, 346.47 feet to a point in the easterly right-of-way of Chester Stevens Ct., said point being further located at Tennessee State Plane Coordinates N: 574309.35 E: 1729924.58, this being the **TRUE POINT OF BEGINNING**;

Thence, South 80 degrees 30 minutes 42 seconds East, 112.31 feet to a point;

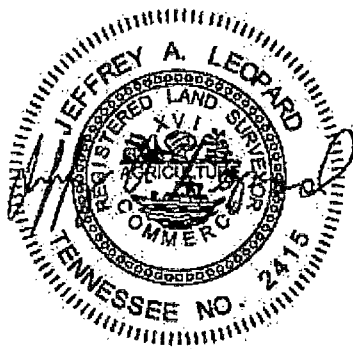
Thence, South 06 degrees 55 minutes 49 seconds West, 22.09 feet to a point;

Thence, North 51 degrees 27 minutes 24 seconds West, 10.20 feet to a point;

Thence, South 78 degrees 59 minutes 37 seconds West, 8.25 feet to a point;

Thence, North 80 degrees 30 minutes 42 seconds West, 95.75 feet to a point in the easterly right-of-way of Chester Stevens Ct.;

Thence, along the easterly right-of-way line of Chester Stevens Ct. North 06 degrees 54 minutes 57 seconds East, 20.02 feet to the **POINT OF BEGINNING**. Containing 2,231.18 square feet, or 0.05 acres.



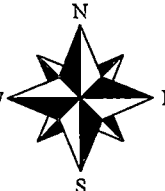
COF Contract 2017-0163
 Exhibit A
 PG 2 of 3

EXHIBIT
 SHOWING PROPOSED SEWER LINE EASEMENT
 ON CHESTER STEVENS CT.
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

LEGEND

- : CONC MONUMENT (FOUND)
- : IRON PIN (FOUND)
- ⊕ : POWER POLE
- ⊙ : GAS VALVE
- ⊗ : SEWER MANHOLE
- ⊙ : FIBER OPTIC MARKER
- : OVERHEAD POWER LINES
- : LOT LINES
- - - : PROPOSED SEWER EASEMENT
- : UNDERGROUND SEWER LINE
- : UNDERGROUND GAS LINE
- : UNDERGROUND STORM

BASIS OF BEARING:
 TENNESSEE STATE PLANE
 COORDINATE SYSTEM BASED ON
 GPS OBSERVATIONS



ANDREW H & MOLLY B BOZEMAN
 MAP 079M PARCEL 003.00
 DB 1544 PG 899

ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

P.O.C.
 N:574655.81
 E:1729926.31

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "4"
 439.29 Sq. Feet
 0.01 Acres

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "3"
 3060.00 Sq. Feet
 0.07 Acres

WILLIAM GARY MCGUIRE REVOCABLE TRUST
 MAP 079M PARCEL 005.00
 DB 6015 PG 46

NOTE: ALL LINE TABLES WITH BEARINGS AND
 DISTANCES FOR EACH EASEMENTS ARE
 LOCATED ON SHEET 2

P.O.B.
 N:574536.69
 E:1729624.44

DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres

N:574309.35
 E:1729924.58

N:574315.95
 E:1729885.08

Date 4-20-17
 Registered Land Surveyor

Jeffrey A. Leopard

PROJ. # 0691



JEFFREY A. LEOPARD
 TN RLS 2415

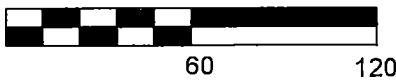


LAND SURVEYORS
 LICENSED IN TN, KY, & AL
 1198 OLD PINNACLE RD. JOELTON, TN 37080
 PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres

MURFREESBORO RD.
 (104' R.O.W.)

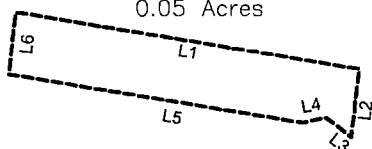
GRAPHIC SCALE 1"=60'



COF Contract 2017-0163
 Exhibit A
 PG 3 of 3

EXHIBIT
 EASEMENT DIAGRAM WITH LINE TABLES
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres

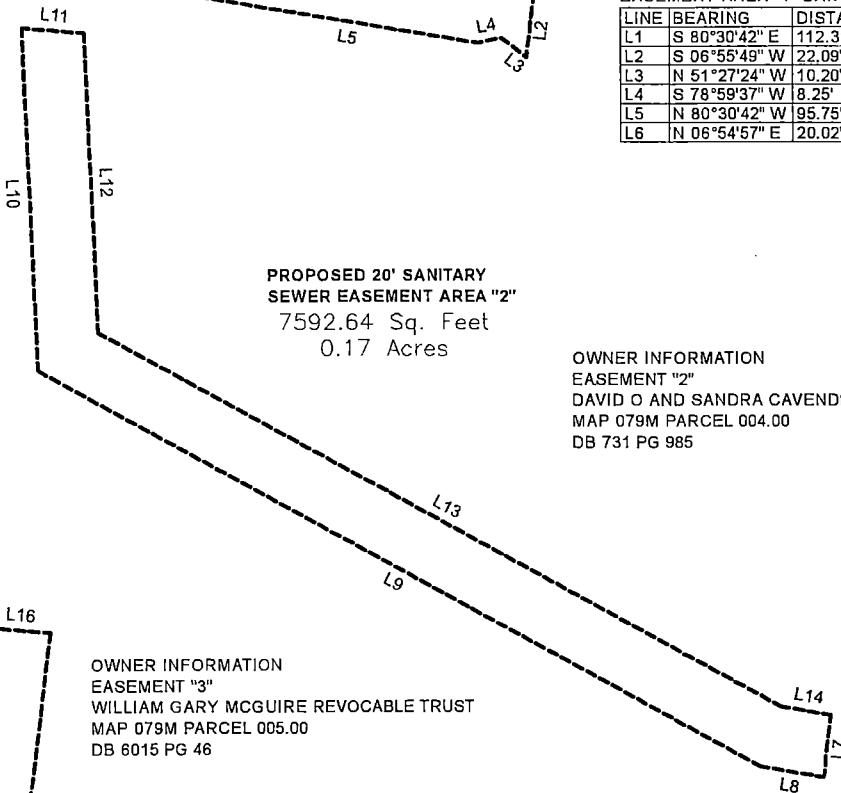


SANITARY SEWER
 EASEMENT AREA "1" DATA

LINE	BEARING	DISTANCE
L1	S 80°30'42" E	112.31'
L2	S 06°55'49" W	22.09'
L3	N 51°27'24" W	10.20'
L4	S 78°59'37" W	8.25'
L5	N 80°30'42" W	95.75'
L6	N 06°54'57" E	20.02'

OWNER INFORMATION
 EASEMENT "1"
 FOUNTAINS OF FRANKLIN, LLC.
 MAP 079 PARCEL 059.00
 DB 5006 PG 86

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres



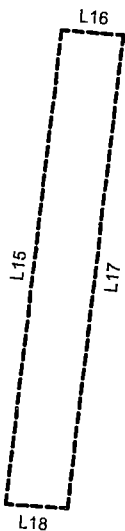
OWNER INFORMATION
 EASEMENT "2"
 DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

SANITARY SEWER
 EASEMENT AREA "2" DATA

LINE	BEARING	DISTANCE
L7	S 06°54'57" W	20.02'
L8	N 80°30'42" W	20.52'
L9	N 61°20'24" W	265.48'
L10	N 02°37'47" W	110.03'
L11	S 85°12'42" E	20.16'
L12	S 02°37'59" E	96.18'
L13	S 61°20'24" E	250.85'
L14	S 80°30'42" E	16.24'

OWNER INFORMATION
 EASEMENT "3"
 WILLIAM GARY MCGUIRE REVOCABLE TRUST
 MAP 079M PARCEL 005.00
 DB 6015 PG 46

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "3"
 3060.00 Sq. Feet
 0.07 Acres



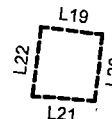
SANITARY SEWER
 EASEMENT AREA "3" DATA

LINE	BEARING	DISTANCE
L15	N 07°01'56" E	153.00'
L16	S 85°12'43" E	20.02'
L17	S 07°01'56" W	153.00'
L18	N 85°12'42" W	20.02'

SANITARY SEWER
 EASEMENT AREA "4" DATA

LINE	BEARING	DISTANCE
L19	S 82°58'25" E	20.00'
L20	S 07°01'35" W	21.57'
L21	N 85°12'43" W	20.02'
L22	N 07°01'47" E	22.35'

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "4"
 439.29 Sq. Feet
 0.01 Acres



OWNER INFORMATION
 EASEMENTS "4"
 ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

BK: 7344 PG: 792-796

18014899



5 PGS:AL-EASEMENT	
538515	
04/24/2018 - 10:03 AM	
BATCH	538515
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

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

OWNER: David O and Sandra Cavender
TAX MAP: 079M
PARCEL: 004.00
PROJECT: Chester Stephens Ct Sewer

Pick Up

AGREEMENT FOR DEDICATION OF EASEMENT COF Contract 2017-0164

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, DAVID O AND SANDRA CAVENDER do 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 **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 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 16 day of 03, 2018.

**RECORDING STAMP
ON BACK PAGE**

(Signature) [Signature]
(Printed Name) DAVID CAVENDER

(Signature) [Signature]
(Printed Name) SANDRA K. CAVENDER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named DAVID CAVENDER, Sandra K Cavender, 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 bargainer, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 16 day of 03, 2018.



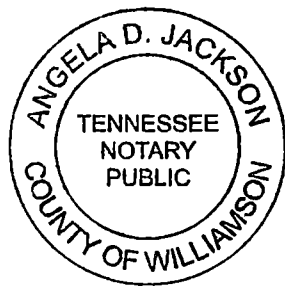
[Signature]
NOTARY PUBLIC
My Commission Expires: 09/27/2020

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 17th day of April, 2018.



[Signature]
NOTARY PUBLIC
My Commission Expires: 10/17/2021

COF Contract 2017-0164 Exhibit A PG 1 of 3
--

DESCRIPTION FOR A PROPOSED 20' SEWER LINE EASEMENT "2"
CHESTER STEVENS COURT, FRANKLIN, TN
WILLIAMSON COUNTY, TN

Situated in the 14th Civil District of Williamson County, Tennessee, being a twenty foot wide sewer line easement located near the intersection of Chester Stevens Court and Murfreesboro Rd. and being more particularly described as follows:

COMMENCING at a concrete monument located in the westerly right-of-way of Chester Stevens Ct., said monument being located at Tennessee State Plane Coordinates N: 574655.81 E: 1729926.31, thence South 06 degrees 54 minutes 58 seconds West, 342.36 feet to a point in the westerly right-of-way of Chester Stevens Ct., said point being further located at Tennessee State Plane Coordinates N: 574315.95 E: 1729885.08, this being the **TRUE POINT OF BEGINNING**;

Thence, along the westerly right-of-way of Chester Stevens Ct., South 06 degrees 54 minutes 57 seconds West, 20.02 feet to a point;

Thence, leaving said right-of-way, North 80 degrees 30 minutes 42 seconds West, 20.52 feet to a point;

Thence, North 61 degrees 20 minutes 24 seconds West, 265.48 feet to a point;

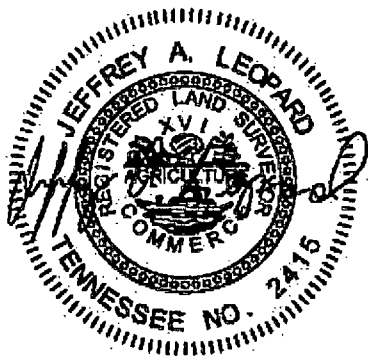
Thence, North 02 degrees 37 minutes 48 seconds West, 110.03 feet to a point;

Thence, South 85 degrees 12 minutes 42 seconds East, 20.16 feet to a point;

Thence, South 02 degrees 37 minutes 59 seconds East, 96.18 feet to a point;

Thence, South 61 degrees 20 minutes 24 seconds East, 250.85 feet to a point;

Thence, South 80 degrees 30 minutes 42 seconds East, 16.24 feet to the **POINT OF BEGINNING**. Containing 7,592.64 square feet, or 0.17 acres.



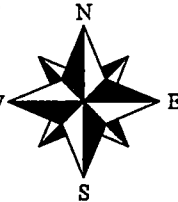
COF Contract 2017-0164
 Exhibit A
 PG 2 of 3

EXHIBIT
 SHOWING PROPOSED SEWER LINE EASEMENT
 ON CHESTER STEVENS CT.
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

LEGEND

- : CONC MONUMENT (FOUND)
- : IRON PIN (FOUND)
- ⊙ : POWER POLE
- ⊙ : GAS VALVE
- ⊙ : SEWER MANHOLE
- ⊙ : FIBER OPTIC MARKER
- P — : OVERHEAD POWER LINES
- : LOT LINES
- : PROPOSED SEWER EASEMENT
- SA --- : UNDERGROUND SEWER LINE
- G --- : UNDERGROUND GAS LINE
- ST --- : UNDERGROUND STORM

BASIS OF BEARING:
 TENNESSEE STATE PLANE
 COORDINATE SYSTEM BASED ON
 GPS OBSERVATIONS



ANDREW H & MOLLY B BOZEMAN
 MAP 079M PARCEL 003.00
 DB 1544 PG 899

ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

P.O.C.
 N:574655.81
 E:1729926.31

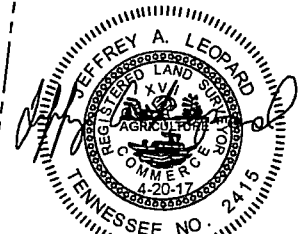
CERTIFICATE OF
 ACCURACY

I (we) certify to the best of my (our) knowledge and belief that this EXHIBIT is based on a true and accurate survey of the property shown hereon.

Date 4-20-17
 Registered Land Surveyor

Jeffrey A. Leopard

PROJ. # 0691

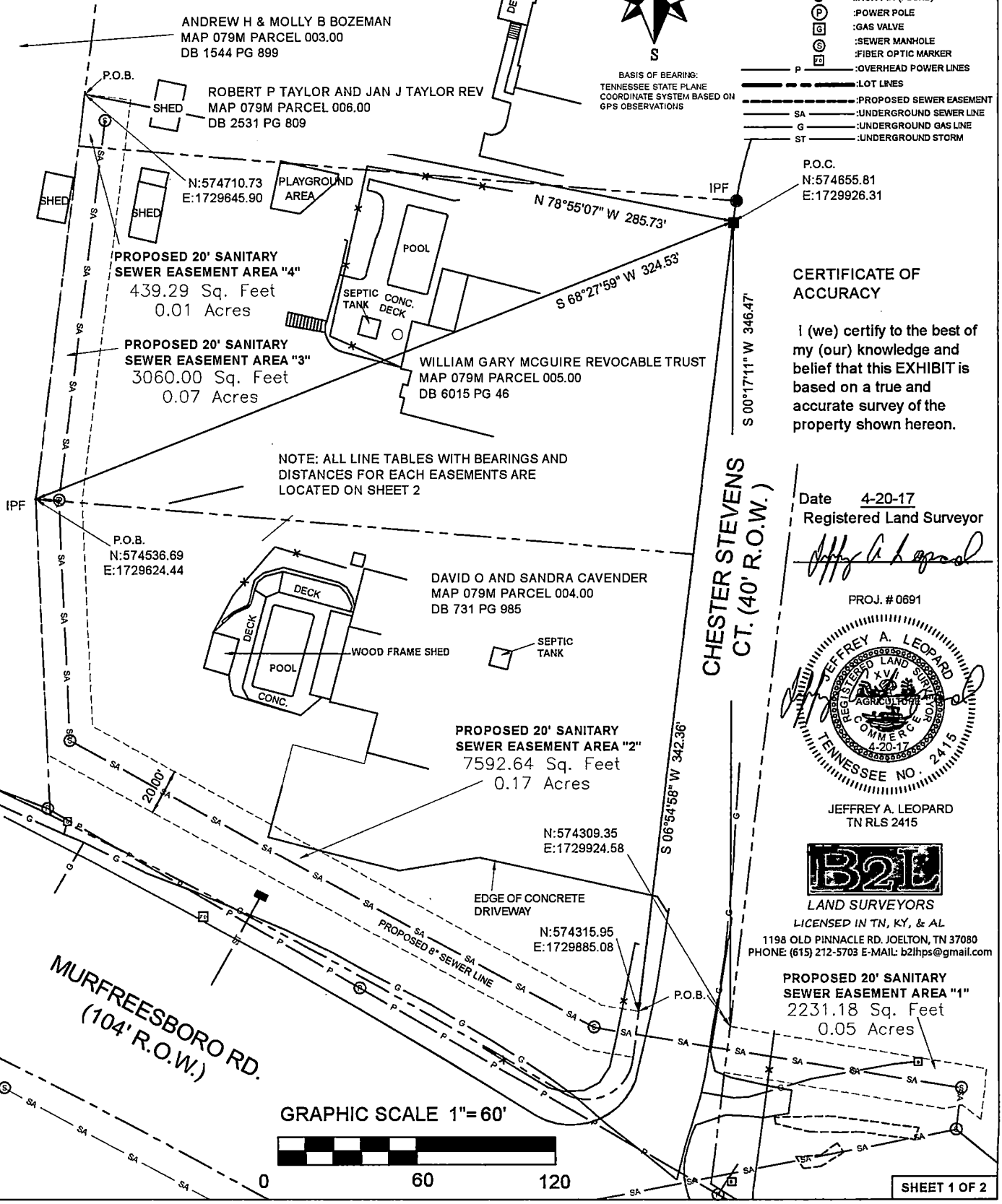


JEFFREY A. LEOPARD
 TN RLS 2415



LAND SURVEYORS
 LICENSED IN TN, KY, & AL
 1198 OLD PINNACLE RD. JOELTON, TN 37080
 PHONE: (615) 212-5703 E-MAIL: b2ltps@gmail.com

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres



PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "4"
 439.29 Sq. Feet
 0.01 Acres

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "3"
 3060.00 Sq. Feet
 0.07 Acres

NOTE: ALL LINE TABLES WITH BEARINGS AND
 DISTANCES FOR EACH EASEMENTS ARE
 LOCATED ON SHEET 2

DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

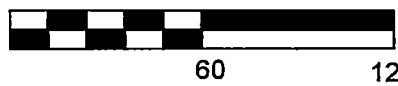
PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres

N:574309.35
 E:1729924.58

N:574315.95
 E:1729885.08

MURFREESBORO RD.
 (104' R.O.W.)

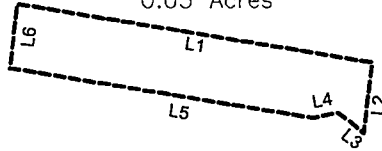
GRAPHIC SCALE 1"=60'



COF Contract 2017-0164
 Exhibit A
 PG 3 of 3

EXHIBIT
 EASEMENT DIAGRAM WITH LINE TABLES
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres

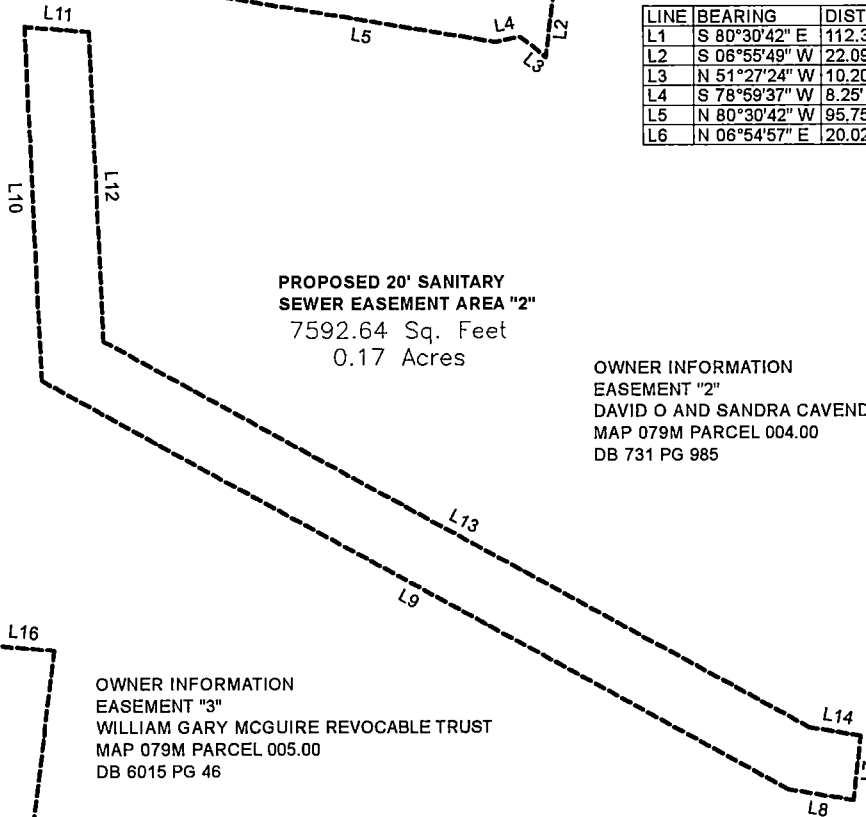


SANITARY SEWER
 EASEMENT AREA "1" DATA

LINE	BEARING	DISTANCE
L1	S 80°30'42" E	112.31'
L2	S 06°55'49" W	22.09'
L3	N 51°27'24" W	10.20'
L4	S 78°59'37" W	8.25'
L5	N 80°30'42" W	95.75'
L6	N 06°54'57" E	20.02'

OWNER INFORMATION
 EASEMENT "1"
 FOUNTAINS OF FRANKLIN, LLC.
 MAP 079 PARCEL 059.00
 DB 6006 PG 86

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres



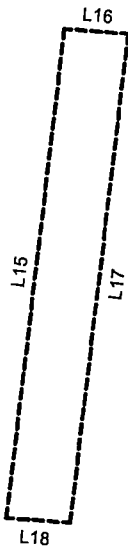
OWNER INFORMATION
 EASEMENT "2"
 DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

SANITARY SEWER
 EASEMENT AREA "2" DATA

LINE	BEARING	DISTANCE
L7	S 06°54'57" W	20.02'
L8	N 80°30'42" W	20.52'
L9	N 61°20'24" W	265.48'
L10	N 02°37'47" W	110.03'
L11	S 85°12'42" E	20.16'
L12	S 02°37'59" E	96.18'
L13	S 61°20'24" E	250.85'
L14	S 80°30'42" E	16.24'

OWNER INFORMATION
 EASEMENT "3"
 WILLIAM GARY MCGUIRE REVOCABLE TRUST
 MAP 079M PARCEL 005.00
 DB 6015 PG 46

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "3"
 3060.00 Sq. Feet
 0.07 Acres



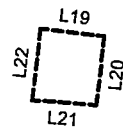
SANITARY SEWER
 EASEMENT AREA "3" DATA

LINE	BEARING	DISTANCE
L15	N 07°01'56" E	153.00'
L16	S 85°12'43" E	20.02'
L17	S 07°01'56" W	153.00'
L18	N 85°12'42" W	20.02'

SANITARY SEWER
 EASEMENT AREA "4" DATA

LINE	BEARING	DISTANCE
L19	S 82°58'25" E	20.00'
L20	S 07°01'35" W	21.57'
L21	N 85°12'43" W	20.02'
L22	N 07°01'47" E	22.35'

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "4"
 439.29 Sq. Feet
 0.01 Acres



OWNER INFORMATION
 EASEMENTS "4"
 ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

BK: 7344 PG: 797-801

18014900



5 PGS:AL-EASEMENT

538515

04/24/2018 - 10:03 AM

BATCH	538515
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

This Instrument Was Prepared By:

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

OWNER: William Gary McGuire Rev
Trust
TAX MAP: 079M
PARCEL: 005.00
PROJECT: Chester Stephens Ct Sewer

Pick Up

AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract 2017-0165

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, WILLIAM GARY MCGUIRE REV TRUST 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 **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 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 25th day of March, 2018.

RECORDING STAMP
ON BACK PAGE

[Handwritten Signature]

(Signature)

WILLIAM GARY MCGUIRE
(Printed Name)

(Signature)

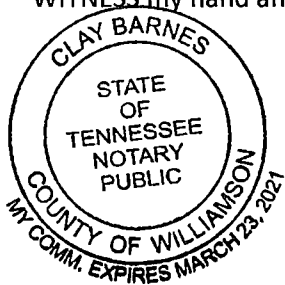
(Printed Name)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named William G McGuire, 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 bargainer, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 2nd day of March, 2018.



[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 3/23/2021

CITY OF FRANKLIN:

[Handwritten Signature]

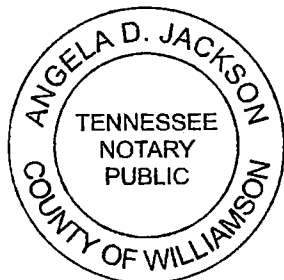
Eric S. Stuckey

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 17th day of April, 2018.



[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 10/17/2021

DESCRIPTION FOR A PROPOSED 20' SEWER LINE EASEMENT "3"
CHESTER STEVENS COURT, FRANKLIN, TN
WILLIAMSON COUNTY, TN

Situated in the 14th Civil District of Williamson County, Tennessee, being a twenty foot wide sewer line easement located near the intersection of Chester Stevens Court and Murfreesboro Rd. and being more particularly described as follows:

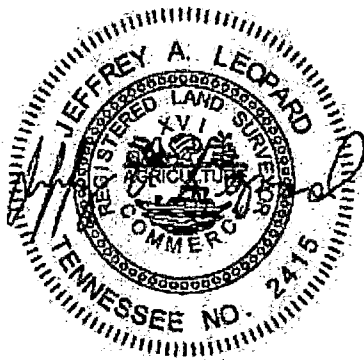
COMMENCING at a concrete monument located in the westerly right-of-way of Chester Stevens Ct., said monument being located at Tennessee State Plane Coordinates N: 574655.81 E: 1729926.31, thence South 68 degrees 27 minutes 59 seconds West, 324.53 feet to an iron pin (found) at the northwest corner of the David O. and Sandra Cavender property (DB 731 PG 985), said iron pin also being the southwest corner of the William Gary McGuire Revocable Trust property (DB 6015 PG 46), being further located at Tennessee State Plane Coordinates N: 574536.69 E: 1729624.44, this being the **TRUE POINT OF BEGINNING**;

Thence, North 07 degrees 01 minutes 56 seconds East, 153.00 feet to a point;

Thence, South 85 degrees 12 minutes 43 seconds East, 20.02 feet to a point;

Thence, South 07 degrees 01 minutes 56 seconds West, 153.00 feet to a point;

Thence, North 85 degrees 12 minutes 42 seconds West, 20.02 feet to the **POINT OF BEGINNING**. Containing 3,060.00 square feet, or 0.07 acres.

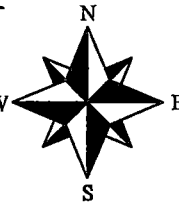


COF Contract 2017-0165
 Exhibit A
 PG 2 of 3

EXHIBIT
 SHOWING PROPOSED SEWER LINE EASEMENT
 ON CHESTER STEVENS CT.
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

LEGEND

- : CONC MONUMENT (FOUND)
- : IRON PIN (FOUND)
- ⊙ : POWER POLE
- ⊠ : GAS VALVE
- ⊕ : SEWER MANHOLE
- ⊞ : FIBER OPTIC MARKER
- P — : OVERHEAD POWER LINES
- L — : LOT LINES
- SA — : PROPOSED SEWER EASEMENT
- SA — : UNDERGROUND SEWER LINE
- G — : UNDERGROUND GAS LINE
- ST — : UNDERGROUND STORM



BASIS OF BEARING:
 TENNESSEE STATE PLANE
 COORDINATE SYSTEM BASED ON
 GPS OBSERVATIONS

ANDREW H & MOLLY B BOZEMAN
 MAP 079M PARCEL 003.00
 DB 1544 PG 899

ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

WILLIAM GARY MCGUIRE REVOCABLE TRUST
 MAP 079M PARCEL 005.00
 DB 6015 PG 46

DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres

P.O.C.
 N:574655.81
 E:1729926.31

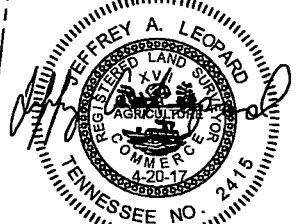
CERTIFICATE OF
 ACCURACY

I (we) certify to the best of
 my (our) knowledge and
 belief that this EXHIBIT is
 based on a true and
 accurate survey of the
 property shown hereon.

Date 4-20-17
 Registered Land Surveyor

Jeffrey A. Leopard

PROJ. # 0891



JEFFREY A. LEOPARD
 TN RLS 2415



LAND SURVEYORS
 LICENSED IN TN, KY, & AL
 1198 OLD PINNACLE RD. JOELTON, TN 37080
 PHONE (615) 212-5703 E-MAIL: b2lhps@gmail.com

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres

P.O.B.

SHED

SHED

PLAYGROUND
 AREA

POOL

SEPTIC
 TANK

CONC.
 DECK

IPF

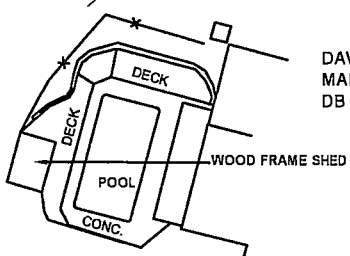
S 00°17'11" W 346.47'

N 78°55'07" W 285.73'

S 68°27'59" W 324.53'

NOTE: ALL LINE TABLES WITH BEARINGS AND
 DISTANCES FOR EACH EASEMENTS ARE
 LOCATED ON SHEET 2

P.O.B.
 N:574536.69
 E:1729624.44



N:574309.35
 E:1729924.58

N:574315.95
 E:1729885.08

EDGE OF CONCRETE
 DRIVEWAY

S 06°54'58" W 342.36'

CHESTER STEVENS
 CT. (40' R.O.W.)

MURFREESBORO RD.
 (104' R.O.W.)

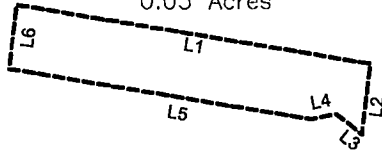
GRAPHIC SCALE 1"=60'



COF Contract 2017-0165
 Exhibit A
 PG 3 of 3

EXHIBIT
 EASEMENT DIAGRAM WITH LINE TABLES
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres

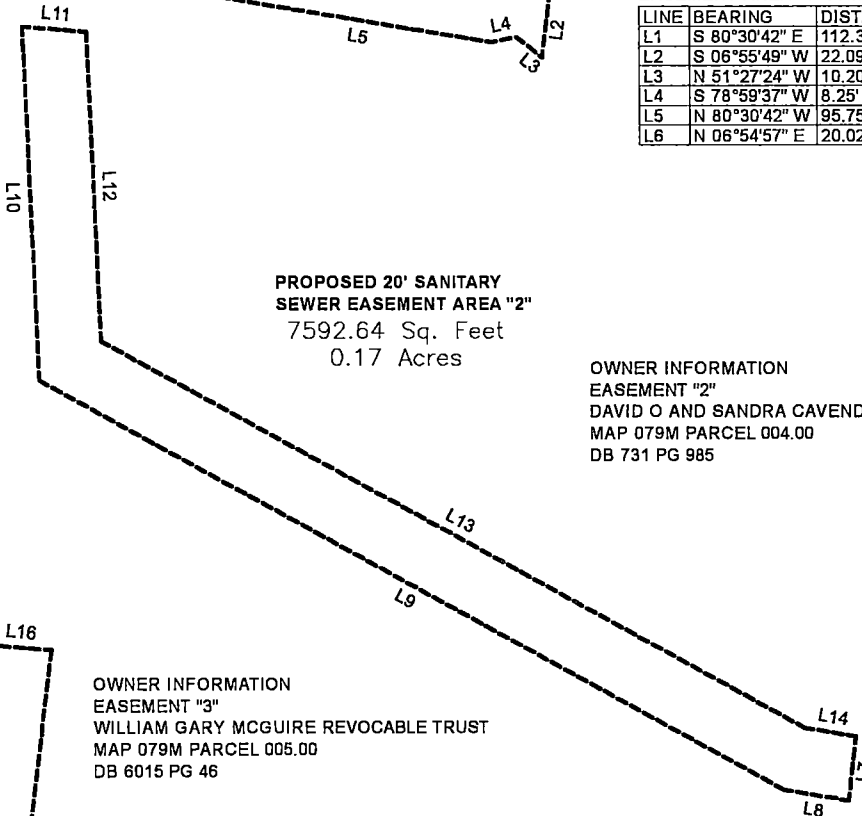


SANITARY SEWER
 EASEMENT AREA "1" DATA

LINE	BEARING	DISTANCE
L1	S 80°30'42" E	112.31'
L2	S 06°55'49" W	22.09'
L3	N 51°27'24" W	10.20'
L4	S 78°59'37" W	8.25'
L5	N 80°30'42" W	95.75'
L6	N 06°54'57" E	20.02'

OWNER INFORMATION
 EASEMENT "1"
 FOUNTAINS OF FRANKLIN, LLC.
 MAP 079 PARCEL 059.00
 DB 5006 PG 86

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres



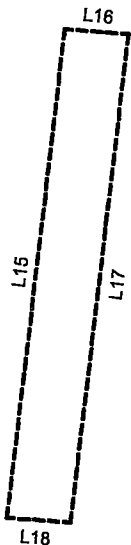
OWNER INFORMATION
 EASEMENT "2"
 DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

SANITARY SEWER
 EASEMENT AREA "2" DATA

LINE	BEARING	DISTANCE
L7	S 06°54'57" W	20.02'
L8	N 80°30'42" W	20.52'
L9	N 61°20'24" W	265.48'
L10	N 02°37'47" W	110.03'
L11	S 85°12'42" E	20.16'
L12	S 02°37'59" E	96.18'
L13	S 61°20'24" E	250.85'
L14	S 80°30'42" E	16.24'

OWNER INFORMATION
 EASEMENT "3"
 WILLIAM GARY MCGUIRE REVOCABLE TRUST
 MAP 079M PARCEL 005.00
 DB 6015 PG 46

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "3"
 3060.00 Sq. Feet
 0.07 Acres



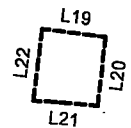
SANITARY SEWER
 EASEMENT AREA "3" DATA

LINE	BEARING	DISTANCE
L15	N 07°01'56" E	153.00'
L16	S 85°12'43" E	20.02'
L17	S 07°01'56" W	153.00'
L18	N 85°12'42" W	20.02'

SANITARY SEWER
 EASEMENT AREA "4" DATA

LINE	BEARING	DISTANCE
L19	S 82°58'25" E	20.00'
L20	S 07°01'35" W	21.57'
L21	N 85°12'43" W	20.02'
L22	N 07°01'47" E	22.35'

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "4"
 439.29 Sq. Feet
 0.01 Acres



OWNER INFORMATION
 EASEMENTS "4"
 ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

BK: 7344 PG: 802-806

18014901



5 PGS:AL-EASEMENT	
538515	
04/24/2018 - 10:03 AM	
BATCH	538515
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

This Instrument Was Prepared By:

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

OWNER: Robert P Taylor and Jan J
Taylor Rev

TAX MAP: 079M

PARCEL: 006.00

PROJECT: Chester Stephens Ct Sewer

AGREEMENT FOR DEDICATION OF EASEMENT

COF Contract 2017-0166

Pick Up

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, ROBERT P TAYLOR AND JAN J TAYLOR REV do 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 **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 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 28 day of FEBRUARY, 2018.

**RECORDING STAMP
ON BACK PAGE**

Robert P. Taylor

(Signature)

Robert P. Taylor

(Printed Name)

Jan J. Taylor

(Signature)

Jan J. Taylor

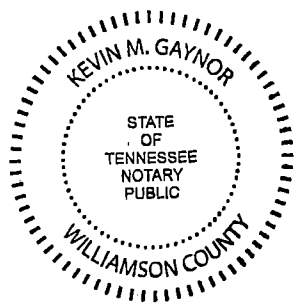
(Printed Name)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Robert Taylor and Jan Taylor, 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 bargainer, and that they executed the foregoing instrument for the purposes therein contained.

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



Kevin M. Gaynor

NOTARY PUBLIC

My Commission Expires: Feb 1 2021

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

COF Contract 2017-0166
Exhibit A
PG 1 of 3

**DESCRIPTION FOR A PROPOSED 20' SEWER LINE EASEMENT "4"
CHESTER STEVENS COURT, FRANKLIN, TN
WILLIAMSON COUNTY, TN**

Situated in the 14th Civil District of Williamson County, Tennessee, being a twenty foot wide sewer line easement located near the intersection of Chester Stevens Court and Murfreesboro Rd. and being more particularly described as follows:

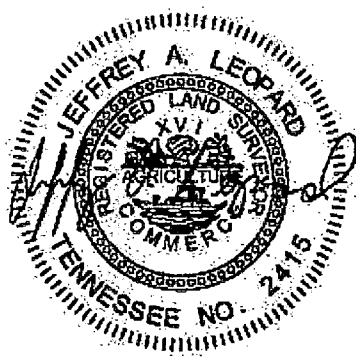
COMMENCING at a concrete monument located in the westerly right-of-way of Chester Stevens Ct., said monument being located at Tennessee State Plane Coordinates N: 574655.81 E: 1729926.31, thence North 78 degrees 55 minutes 07 seconds West, 285.73 feet to a point in the westerly line of the Robert P. Taylor and Jan J. Taylor Rev property (DB 2531 PG 809), said point also being in the easterly liner of the Andrew H. and Molly B. Bozeman property (DB 1544 PG 899), being further located at Tennessee State Plane Coordinates N: 574710.73 E: 1729645.90, this being the **TRUE POINT OF BEGINNING**;

Thence, South 82 degrees 58 minutes 25 seconds East, 20.00 feet to a point;

Thence, South 07 degrees 01 minutes 35 seconds West, 21.57 feet to a point;

Thence, North 85 degrees 12 minutes 43 seconds West, 20.02 feet to a point;

Thence, North 07 degrees 01 minutes 47 seconds East, 22.35 feet to the **POINT OF BEGINNING**. Containing 439.29 square feet, or 0.01 acres.

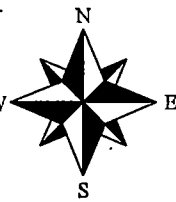


COF Contract 2017-0166
 Exhibit A
 PG 2 of 3

EXHIBIT
 SHOWING PROPOSED SEWER LINE EASEMENT
 ON CHESTER STEVENS CT.
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

LEGEND

- : CONC MONUMENT (FOUND)
- : IRON PIN (FOUND)
- ⊙ : POWER POLE
- ⊕ : GAS VALVE
- ⊙ : SEWER MANHOLE
- ⊙ : FIBER OPTIC MARKER
- P — : OVERHEAD POWER LINES
- L — : LOT LINES
- - - - : PROPOSED SEWER EASEMENT
- SA — : UNDERGROUND SEWER LINE
- G — : UNDERGROUND GAS LINE
- ST — : UNDERGROUND STORM



BASIS OF BEARING:
 TENNESSEE STATE PLANE
 COORDINATE SYSTEM BASED ON
 GPS OBSERVATIONS

ANDREW H & MOLLY B BOZEMAN
 MAP 079M PARCEL 003.00
 DB 1544 PG 899

ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

P.O.C.
 N:574655.81
 E:1729926.31

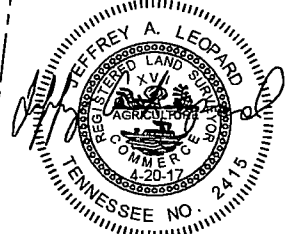
CERTIFICATE OF
 ACCURACY

I (we) certify to the best of
 my (our) knowledge and
 belief that this EXHIBIT is
 based on a true and
 accurate survey of the
 property shown hereon.

Date 4-20-17
 Registered Land Surveyor

Jeffrey A. Leopard

PROJ. # 0691



JEFFREY A. LEOPARD
 TN RLS 2415



LAND SURVEYORS
 LICENSED IN TN, KY, & AL

1198 OLD PINNACLE RD. JOELTON, TN 37080
 PHONE (615) 212-5703 E-MAIL: b2lhps@gmail.com

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres

NOTE: ALL LINE TABLES WITH BEARINGS AND
 DISTANCES FOR EACH EASEMENTS ARE
 LOCATED ON SHEET 2

P.O.B.
 N:574536.69
 E:1729624.44

DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres

N:574309.35
 E:1729924.58

N:574315.95
 E:1729885.08

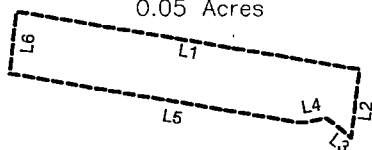
GRAPHIC SCALE 1" = 60'



COF Contract 2017-0166
 Exhibit A
 PG 3 of 3

EXHIBIT
 EASEMENT DIAGRAM WITH LINE TABLES
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 APRIL 20, 2017

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "1"
 2231.18 Sq. Feet
 0.05 Acres

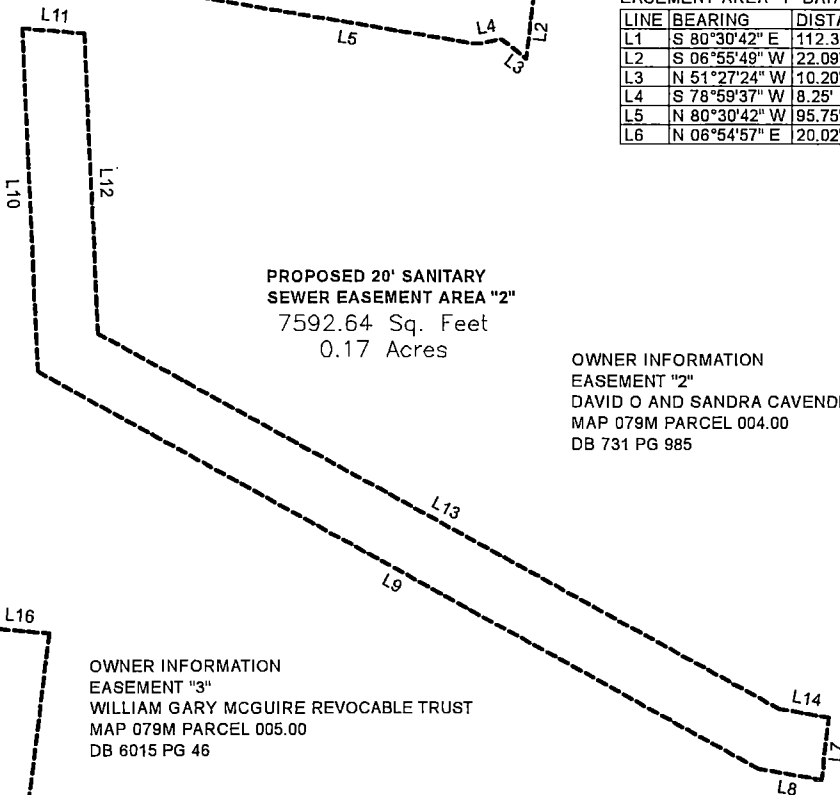


SANITARY SEWER
 EASEMENT AREA "1" DATA

LINE	BEARING	DISTANCE
L1	S 80°30'42" E	112.31'
L2	S 06°55'49" W	22.09'
L3	N 51°27'24" W	10.20'
L4	S 78°59'37" W	8.25'
L5	N 80°30'42" W	95.75'
L6	N 06°54'57" E	20.02'

OWNER INFORMATION
 EASEMENT "1"
 FOUNTAINS OF FRANKLIN, LLC.
 MAP 079 PARCEL 059.00
 DB 5006 PG 86

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "2"
 7592.64 Sq. Feet
 0.17 Acres



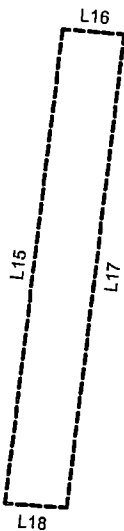
OWNER INFORMATION
 EASEMENT "2"
 DAVID O AND SANDRA CAVENDER
 MAP 079M PARCEL 004.00
 DB 731 PG 985

SANITARY SEWER
 EASEMENT AREA "2" DATA

LINE	BEARING	DISTANCE
L7	S 06°54'57" W	20.02'
L8	N 80°30'42" W	20.52'
L9	N 61°20'24" W	265.48'
L10	N 02°37'47" W	110.03'
L11	S 85°12'42" E	20.16'
L12	S 02°37'59" E	96.18'
L13	S 61°20'24" E	250.85'
L14	S 80°30'42" E	16.24'

OWNER INFORMATION
 EASEMENT "3"
 WILLIAM GARY MCGUIRE REVOCABLE TRUST
 MAP 079M PARCEL 005.00
 DB 6015 PG 46

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "3"
 3060.00 Sq. Feet
 0.07 Acres



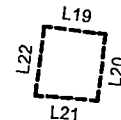
SANITARY SEWER
 EASEMENT AREA "3" DATA

LINE	BEARING	DISTANCE
L15	N 07°01'56" E	153.00'
L16	S 85°12'43" E	20.02'
L17	S 07°01'56" W	153.00'
L18	N 85°12'42" W	20.02'

SANITARY SEWER
 EASEMENT AREA "4" DATA

LINE	BEARING	DISTANCE
L19	S 82°58'25" E	20.00'
L20	S 07°01'35" W	21.57'
L21	N 85°12'43" W	20.02'
L22	N 07°01'47" E	22.35'

PROPOSED 20' SANITARY
 SEWER EASEMENT AREA "4"
 439.29 Sq. Feet
 0.01 Acres



OWNER INFORMATION
 EASEMENTS "4"
 ROBERT P TAYLOR AND JAN J TAYLOR REV
 MAP 079M PARCEL 006.00
 DB 2531 PG 809

BK: 7344 PG: 807-811

18014902



5 PGS:AL-EASEMENT

538515

04/24/2018 - 10:03 AM

BATCH 538515

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 25.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS