

OWNER 1: Carbine & Assoc LLC  
OWNER 2:  
TAX MAP: 064P  
PARCEL: 00600  
TRACT: 820 (PB47 PG102)

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

**AGREEMENT FOR DEDICATION OF EASEMENT**  
**Public Utility and Drainage Easement**  
**COF Contract COF 2016-0052**

For and in consideration of \_\_\_\_\_ Ten Dollars,  
in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is  
hereby acknowledged, \_\_\_\_\_ Carbine & Assoc 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 Public Utility and 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 24th day of February, 2016.

BK: 6874 PG: 543-546  
16040909

4 PGS:AL-EASEMENT	
454699	
09/21/2016 - 01:59 PM	
BATCH	454699
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)  
DARYL WALSH V.P.  
(Printed Name)

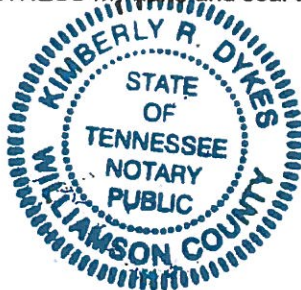
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Printed Name)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Darryl Wainwright, 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 24th day of FEBRUARY, 2016.



Kimberly R. Dykes  
NOTARY PUBLIC  
My Commission Expires: MAY 22, 2019

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 August, 2016



Vicki L. Parr  
NOTARY PUBLIC  
My Commission Expires: 2-23-20

Prepared by:  
Wilson & Associates, P.C.  
108 Beasley Drive  
Franklin, TN 37064

**Westhaven P.U.D. Subdivision Section 18  
FPC Project #1188, Book P47, Page 102, R.O.W.C.T.  
Public Utility & Drainage Easement Revision**

BEING a 10-foot wide public utility and drainage easement along the common line of Lot 820 and Lot 819 on the above-referenced plat. Said easement was assumed to be 5' on Lot 820 and 5' on Lot 819. The purpose of this document is to revise the easement to 4' on Lot 820 and 6' on Lot 819, still maintaining an overall width of 10' to ensure no encroachments by existing houses.

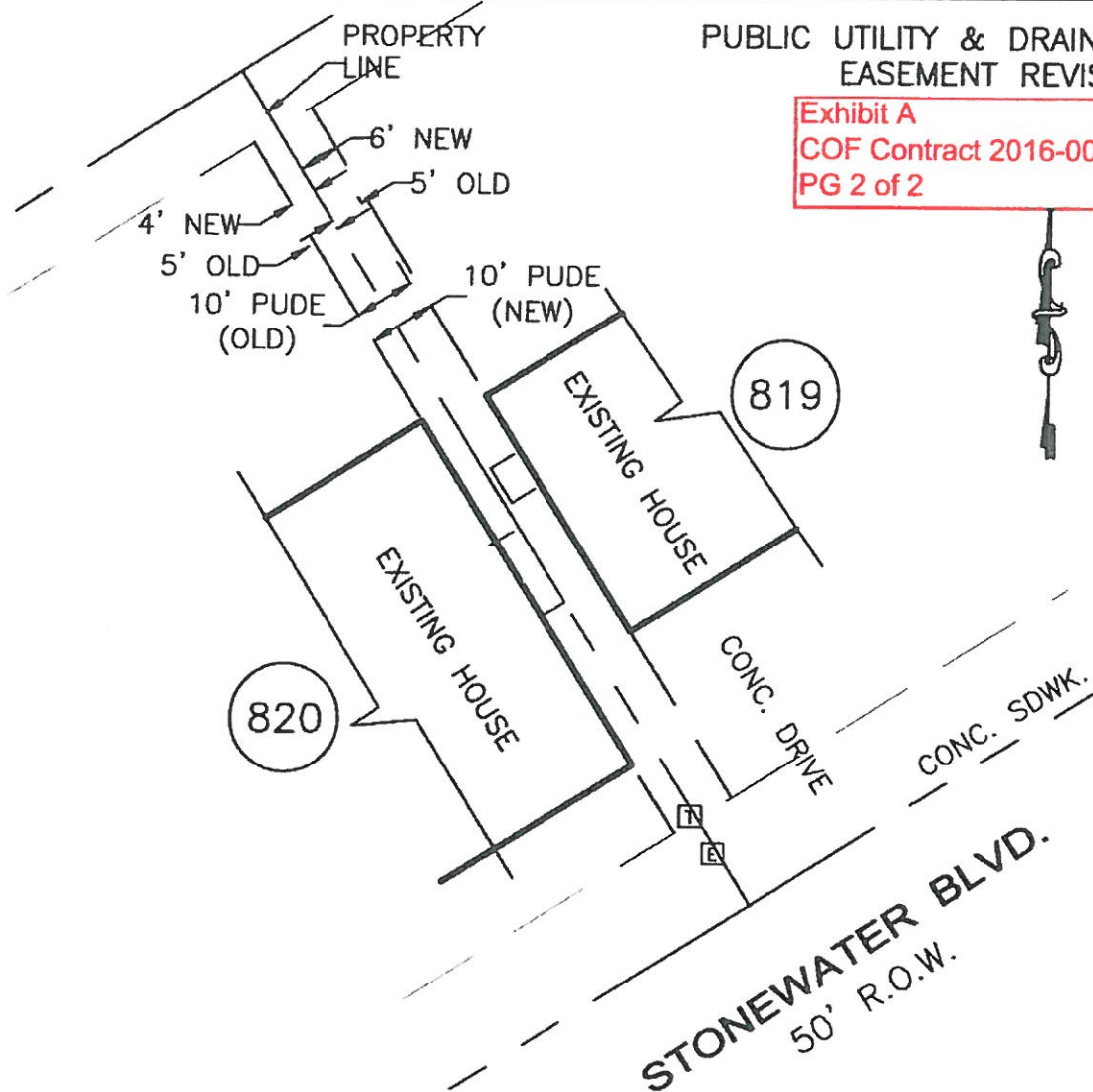
Lot 820 is further identified as 723 Stonewater Blvd. and is owned by Carbine & Associates, LLC as evidenced in Deed Book 6216, Page 924, in the Register's Office for Williamson County, Tennessee.

Lot 819 is further identified as 719 Stonewater Blvd. and is owned by Vincent P. Conrad and Stacey A. Conrad as evidenced in Deed Book 6333, Page 208, in the Register's Office for Williamson County, Tennessee.



PUBLIC UTILITY & DRAINAGE  
EASEMENT REVISION

Exhibit A  
COF Contract 2016-0052  
PG 2 of 2



THIS EXHIBIT ACCOMPANIES THE  
PUBLIC UTILITY AND DRAINAGE  
EASEMENT REVISION DESCRIPTION.  
THIS IS A GRAPHIC REPRESENTATION  
OF SAID REVISION FOR ILLUSTRATIVE  
PURPOSES.

**WESTHAVEN**  
P.U.D. SUBDIVISION  
SECTION 18



108 Beasley Drive  
Franklin, TN  
37064  
615.794.2275

FPC Project # 1188  
Book P47, Page 102