

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

OWNER 1: John Roderick Heller, III  
OWNER 2: Kay Culbreath Heller

Pick Up

QUIT CLAIM DEED  
COF Contract 2017-0105

Address New Owner(s)

Send Tax Bill To

Portion of Map: 078 Parcel: 43.00

City of Franklin  
109 3<sup>rd</sup> Avenue South  
Franklin, TN 37064

N/A

KNOW ALL MEN BY THESE PRESENTS, that I/we John Roderick Heller, III and Kay Culbreath Heller ("Grantor") in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto **THE CITY OF FRANKLIN, TENNESSEE**, ("Grantee") all right, title and interest in a certain parcel of land more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD, the granted premises, with all the rights, easements and appurtenances thereto belonging, to the said Grantee, its successors and assigns, to their own use and behold forever.

IN WITNESS WHEREOF, we have set our hands on this the 2nd day of October, 2017.

GRANTORS:

John Roderick Heller, III

Kay Culbreath Heller  
Kay Culbreath Heller

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named John Roderick Heller, III and Kay Culbreath Heller, 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.

BK: 7231 PG: 54-57  
17047250

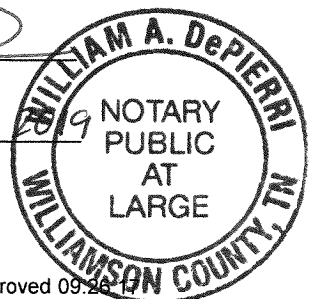
WITNESS my hand and seal this 2nd day of October, 2017.

4 PGS:AL-QUITCLAIM DEED  
517408  
11/16/2017 - 10:04 AM  
BATCH 517408  
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

NOTARY PUBLIC

My Commission Expires: April 13, 2019



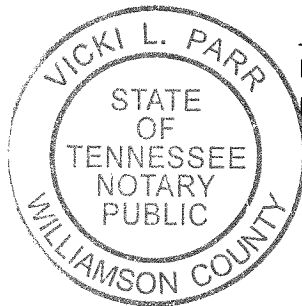
This Instrument Was Prepared By:  
City of Franklin, Tennessee  
P.O. Box 305  
Franklin, TN 37065

GRANTEE:  
CITY OF FRANKLIN:  
Eric S. Stuckey  
Eric S. Stuckey  
City Administrator

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Personally appeared before me, **Eric S. Stuckey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first dully sworn, acknowledge himself to be the City Administrator of the City of Franklin, Tennessee, respectively, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 12 day of October, 2017.

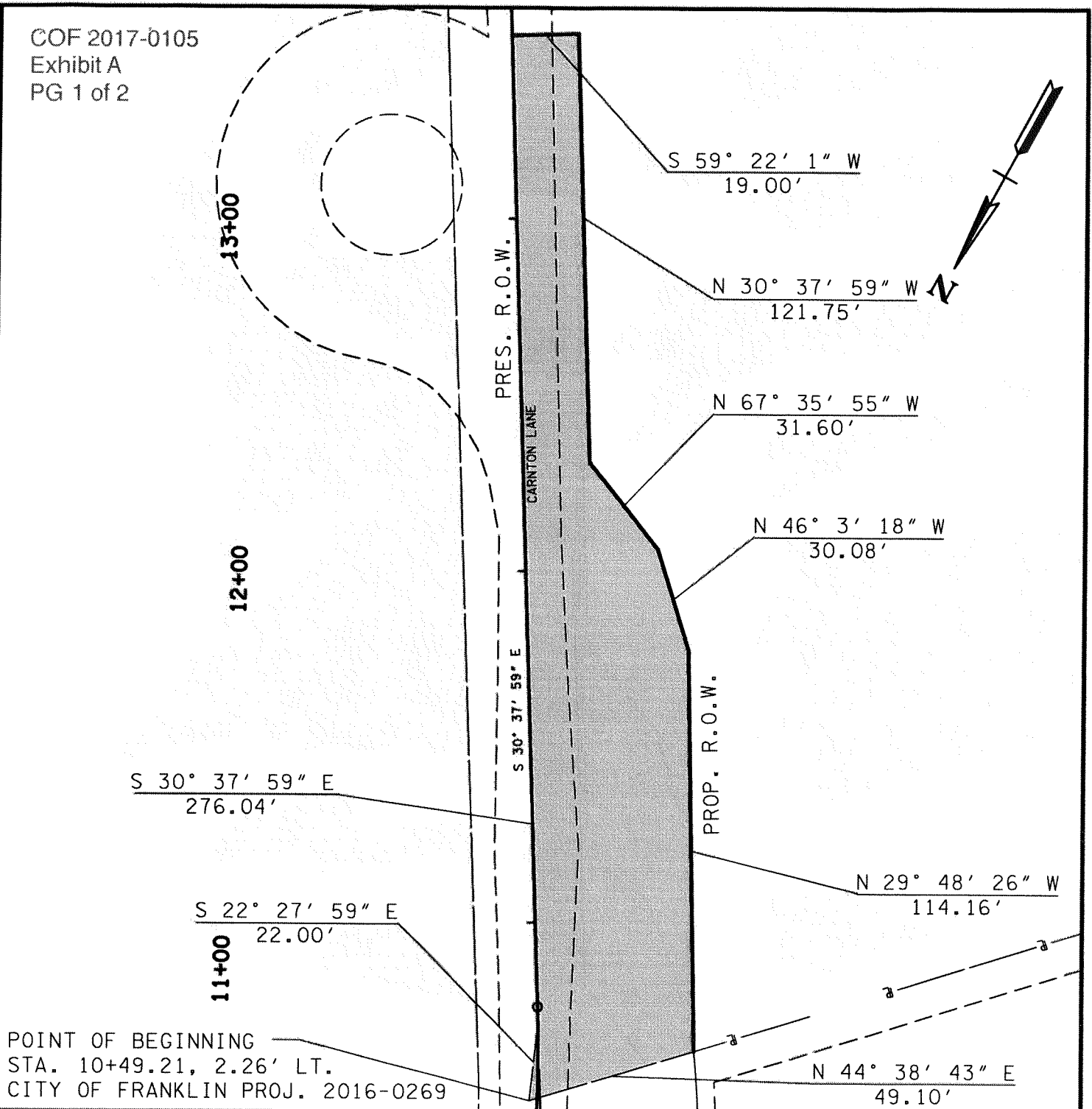


Vicki L. Parr  
NOTARY PUBLIC

My Commission Expires: 2/23/20

Approved as to Form:

Tiffani M. Pope  
Tiffani M. Pope, Staff Attorney



DATE: APRIL 19, 2017

**EXHIBIT**  
**CITY OF FRANKLIN**

0 20' 40' 60'  
SCALE: 1" = 40'

PROPERTY OWNER: JOHN RODERICK HELLER, III  
AND WIFE KAY CULBREATH HELLER

DEED BOOK: 5560

PAGE: 244

MAP: 078

PARCEL: 43.00

STREET ADDRESS: 1344 CARNTON LANE

CITY, STATE ZIP: FRANKLIN, TN 37064

AREA OF ACQUISITION: 9,701 SQ. FT. / (0.223 AC.)

PERM. SLOPE EASEMENT: 0 SQ. FT.

TEMP. CONST. EASEMENT: 0 SQ. FT.

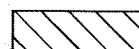
AREA REMAINING: 1,732,560 SQ. FT. / (39.774 AC.)



AREA OF ACQUISITION



PROPOSED PERMANENT  
SLOPE EASEMENT



PROPOSED TEMPORARY  
CONSTRUCTION EASEMENT

PREPARED BY:



**benesch**

8 CADILLAC DRIVE, SUITE 250  
BRENTWOOD, TN 37027  
PHONE: 615.370.6070 FAX: 615.627.4066  
WWW.BENESCH.COM

Permanent Acquisition from John Roderick Heller, III and wife Kay Culbreath Heller

The following described property located in the City of Franklin, Ninth Civil District of Williamson County, Tennessee, to wit:

BEGINNING at a point in the southwestern corner, being Station 10+49.21, 2.26 feet left of Carnton Lane centerline on the City of Franklin Project 2016-0269; thence south 22 degrees 27 minutes 59 seconds east 22.00 feet to a point; thence south 30 degree 37 minutes 59 seconds east 276.04 feet; thence south 59 degrees 22 minutes 1 seconds west 19.00 feet to a point; thence north 30 degrees 37 minutes 59 seconds west 121.75 feet to a point; thence north 67 degrees 35 minutes 55 seconds west 31.60 feet to a point; thence north 46 degrees 3 minutes 18 seconds west 30.08 feet to a point; thence north 29 degrees 48 minutes 26 seconds west 114.16 feet to a point; thence north 44 degrees 38 minutes 43 seconds east 49.10 feet to the Point of Beginning containing 9,701 square feet, 0.223 acres more or less.

For source of title see instruments of record in Book 4154, page 38 and Book 5560, page 224, Register's Office of Williamson County, Tennessee.