

17019737

4 PGS:AL-QUITCLAIM DEED

490814

05/19/2017 - 12:10 PM

BATCH 490814

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

THIS INSTRUMENT WAS  
PREPARED BY:  
City of Franklin  
109 3<sup>rd</sup> Avenue South  
Franklin, TN 37064

QUIT CLAIM DEED  
COF Contract No. 2017-0042

Address New Owner(s)

Send Tax Bill To:

Map Parcel #:

City of Franklin

N/A

117A / 00400

Pick Up

KNOW ALL MEN BY THESE PRESENTS, that I/we **First Farmers and Merchants Bank** ("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 portion of a certain parcel of land more particularly described in attached Exhibit A.

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 3<sup>rd</sup> day of

May, 2017

GRANTORS (sign and print):

[Signature]  
General Counsel  
First Farmers and  
Merchants Bank

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Barry B. White, 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 General Counsel 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 3<sup>rd</sup> day of May, 2017.

Lorey J. Davis  
Notary Public

My Commission expires: 9/22/20



GRANTEE:

CITY OF FRANKLIN, TENNESSEE:

  
DR. KEN MOORE, Mayor

  
ERIC S. STUCKEY, City Administrator

STATE OF TENNESSEE

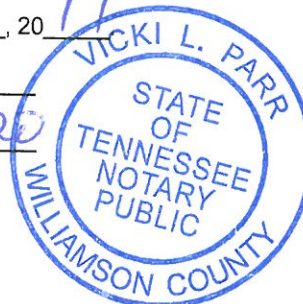
COUNTY OF WILLIAMSON

Personally appeared before me, **Dr. Ken Moore** and **Eric S. Stuckey**, Mayor of the City of Franklin and City Administrator for the City of Franklin, respectively, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained, and who further acknowledge that they are authorized to execute this instrument on behalf of the City of Franklin.

WITNESS my hand and seal this 10 day of May, 2017

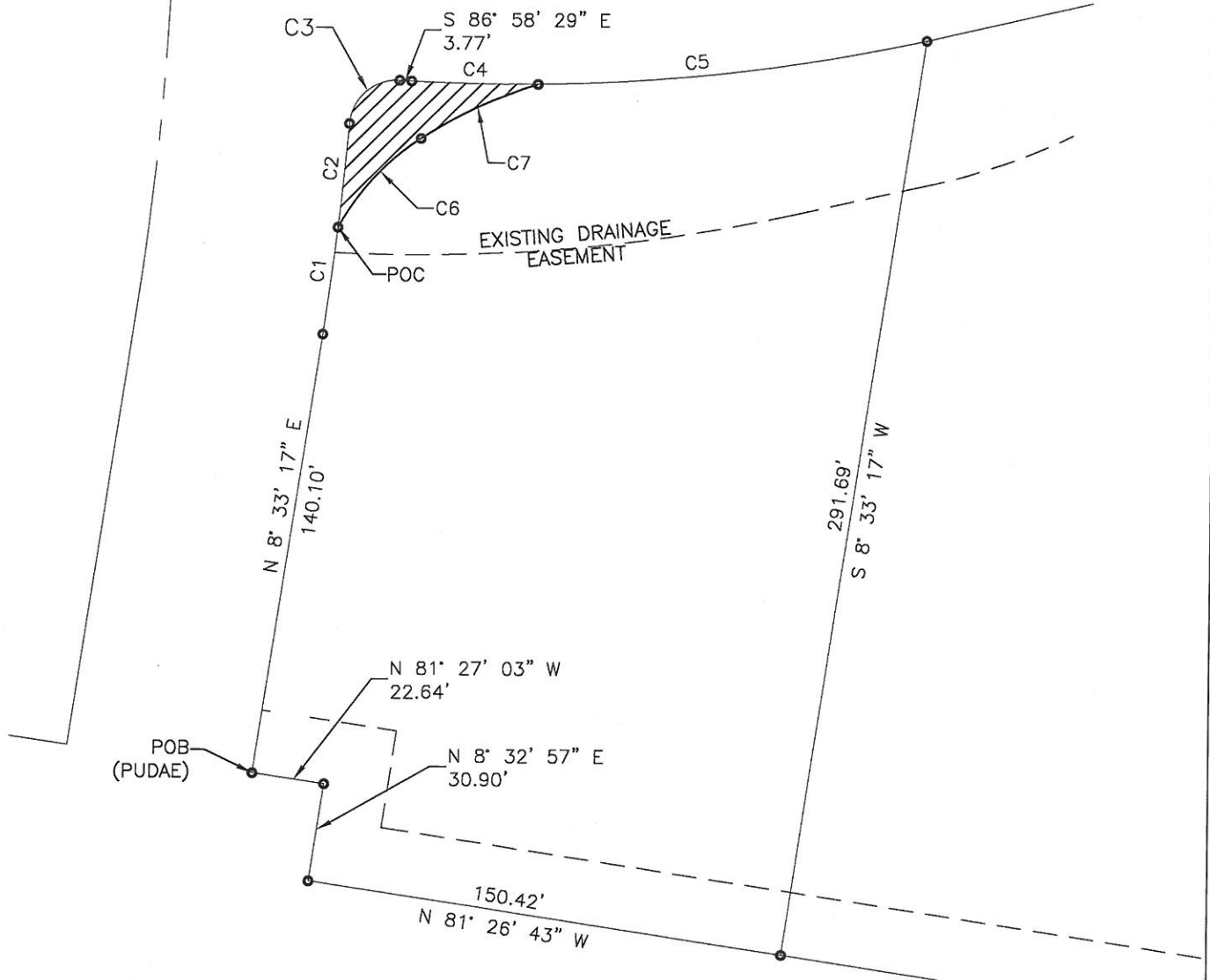
  
Notary Public

My Commission expires: 2-23-20



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH LENGTH	CHD BEARING
C1	34.01	1035.00	1°52'57"	17.01	34.01	N 7°36'49" E
C2	32.85	1035.00	1°49'07"	16.43	32.85	N 5°45'46" E
C3	23.08	15.00	88°10'18"	14.53	20.87	N 48°56'22" E
C4	39.65	593.50	3°49'40"	19.83	39.64	S 88°53'19" E
C5	123.25	593.50	11°53'53"	61.85	123.02	N 83°14'55" E
C6	38.61	78.50	28°10'38"	19.70	38.22	S 42°39'26" W
C7	40.55	147.50	15°45'00"	20.40	40.42	S 64°37'15" W



## NOTES

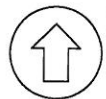
- 1) BASE SURVEY INFORMATION PROVIDED BY OTHERS
- 2) THE PARCEL LINES AS SHOWN ON THIS DRAWING WERE RECONSTRUCTED FROM RECORD PLATS AND DEEDS AND ARE NOT TO BE CONSTRUED AS SURVEYED PROPERTY LINES.



RIGHT-OF-WAY DEDICATION = 909.93 SF

0 25 50 100

EXHIBIT A - PG 1 OF 2



OWNER1: FIRST FARMERS AND MERCHANTS BANK

MAP: 117A

PARCEL: 00400

The below described tract located in the 10 Civil District of Williamson County is part of the property conveyed to First Farmers and Merchants Bank of record in Deed Book 6353, Page 997 in the Register's Office of Williamson County, Tennessee.

**RIGHT-OF-WAY DEDICATION**

COMMENCING at a point located on the eastern right-of-way of Village Plains Blvd, said point being the southwest property corner of Lot 196 as shown in the Berry Farms Town Center PUD Subdivision Final Plat Section 4, Plat Book 61 Page 9;

thence following the eastern right-of-way of Village Plains Blvd and the western property line of lot 196 North 8 degrees 33 minutes 17 seconds east a distance of 140.10 feet to a point;

thence continuing along the eastern right-of-way of Village Plains Blvd and the western property line of lot 196 along a curve to the left having an arc distance of 34.01 feet, a radius of 1,035 feet and a central angle of 1 degrees 52 minutes 57 seconds, said curve having chord bearing of North 7 degrees 36 minutes 49 seconds East for a chord distance of 34.01 feet to the POINT OF BEGINNING;

thence continuing along the eastern property line along a curve to the left having an arc distance of 32.85 feet, a radius of 1,035 feet and a central angle of 1 degrees 49 minutes 07 seconds, said curve having chord bearing of North 5 degrees 45 minutes 46 seconds East for a chord distance of 32.85 feet to a point;

thence continuing along the northeastern property line along a curve to the right having an arc distance of 23.08 feet, a radius of 15 feet and a central angle of 88 degrees 10 minutes 18 seconds, said curve having chord bearing of North 48 degrees 56 minutes 22 seconds East for a chord distance of 20.87 feet to a point;

thence continuing along the northern property line, South 86 Degrees 58 minutes 29 seconds East a distance of 3.77 feet to a point;

thence continuing along the northern property line along a curve to the left having an arc distance of 39.65 feet, a radius of 593.50 feet and a central angle of 3 degrees 49 minutes 40 seconds, said curve having a chord bearing of south 88 degrees 53 minutes 19 seconds East for a chord distance of 39.64 feet to a point;

thence leaving said property line along a curve to the left having an arc distance of 40.55 feet, a radius of 147.50 feet and a central angle of 15 degrees 45 minutes 00 seconds, said curve having a chord bearing of south 64 degrees 37 minutes 15 seconds West for a chord distance of 40.42 feet to a point;

thence along a curve to the left having an arc distance of 38.61 feet, a radius of 78.50 feet and a central angle of 28 degrees 10 minutes 38 seconds, said curve having a chord bearing of south 42 degrees 39 minutes 26 seconds West for a chord distance of 38.22 feet to the POINT OF BEGINNING.

The above described easement contains 909.93 square feet, more or less.