

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

OWNER: Kaye Lockwood
TAX MAP: 106
PARCEL: 176.01
PROJECT: Goose Creek Sewer from
West I65 to East I65

AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract 2018-0048

Pick Up

That for and in consideration of the sum of TEN Dollars (\$ 10.00),
in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Kaye Lockwood 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

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 10th day of May, 2018.

Kaye Lockwood
(Signature)
Kaye Lockwood
(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 Kaye Lockwood, 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 bargainor, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2018.



Benjamin Worley
NOTARY PUBLIC

My Commission Expires: May 23 2018

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 May, 2018.



Vicki L. Parr
NOTARY PUBLIC

My Commission Expires: 2-23-20



EASEMENT DESCRIPTION

A utility easement of varying width lying entirely within a parcel of land owned by Kaye Lockwood, said parcel being shown on Map 106, Parcel 176.01 and recorded in Deed Book 1660, Page 923 in the Register's Office of Williamson County, Tennessee. Said easement is as depicted on Page 1 of this exhibit and as described herein.

Beginning at the southeast corner of an existing sewer easement as recorded in Deed Book 6704, Page 495 in the Register's Office of Williamson County, Tennessee, and a point on the southern boundary of said parcel.

Thence with the eastern boundary of said existing sewer easement N03°19'30"E, 36.77' (L1) to a point, said point being the northeast corner of the existing sewer easement.

Thence with the southern boundary of the existing sewer easement N87°34'20"E, 13.35' (L2) to a point on the southern boundary of the existing sewer easement.

Thence leaving said southern boundary of said existing sewer easement, with a new line S08°53'00"W, 34.28' (L3) to a point on the southern boundary of parcel 176.01,

Thence with the southern boundary of said parcel S71°28'51"W, 10.73' to the point of Beginning. and containing 407 square feet (0.01 acre) more or less.

Bearings and distances shown herein are based on survey information provided by others and have not been field verified.

BK: 7374 PG: 964-967
18020427

4 PGS:AL-EASEMENT	
543521	
05/30/2018 - 01:10 PM	
BATCH	543521
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

LINE SEGMENT TABLE

L1	N03°19'30"E	36.77'			
L2	N87°34'20"E	13.35'			
L3	S08°53'00"W	34.28'			
L4	S71°28'51"W	10.73'			

NOTES:

1. THIS EASEMENT IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.
2. THIS EASEMENT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-03-07.

EXHIBIT 1, PAGE 2 OF 2

HETHCOAT  **DAVIS**
ENGINEERS PLANNERS

278 FRANKLIN ROAD, SUITE 200 • 300 VESTAVIA PARKWAY, SUITE 2300
BRENTWOOD, TN 37027 BIRMINGHAM, AL 35216

MAP SHOWING
DEDICATION OF EASEMENT
TO: CITY OF FRANKLIN
FROM: KAYE LOCKWOOD
FOR: 2015 FIRE HALL SEWER EXTENSION



MAP: 106
PARCEL: 176.01

H&D PROJECT NO
1082-03