

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

OWNER: American Battlefield Trust
TAX MAP: 078K
PARCEL: 003.00
PROJECT: Eley Tract
TRACT:

WARRANTY DEED
COF Contract No. 2018-0219

That for and in consideration of the sum of
Zero Dollars and no cents

(\$0.00), cash in hand, paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, which consideration represents full and adequate compensation for the property being conveyed herein, the Grantor, American Battlefield Trust, f/k/a Civil War Preservation Trust has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the Grantee, **THE CITY OF FRANKLIN, TENNESSEE**, its successors and assigns, forever, the hereinafter described property. The property sold, conveyed, transferred and delivered to the Grantee by the Grantor is more particularly described in attached **Exhibit 1**, Boundary Description and **Exhibit 2**, Map.

TO HAVE AND TO HOLD, said property unto the Grantee, its successors and assigns, forever in fee simple.

The Grantor hereby covenants (1) that it has not made, done, executed or suffered any act or thing whereby the property herein conveyed or any part thereof now is or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; (2) that the Grantor has good and lawful title and right to convey the property herein conveyed; (3) that the Grantor will forever warrant and defend the title to the property herein conveyed against the lawful claims of all persons whomsoever. Whenever used, the singular number shall be deemed to include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s), this 26th day of September, 2018.

GRANTORS:

AMERICAN BATTLEFIELD TRUST

Steve Wyngarden

Steve Wyngarden

Its Chief Administrative Officer & Assistant Secretary

District
STATE OF Columbia
City
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Steve Wyngarden, 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.

WITNESS my hand and seal this 26th day of September, 2018.



Kathleen M. Robertson
NOTARY PUBLIC
My Commission Expires: 7/31/2019

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 2 day of October, 2018.



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

EXHIBIT 1

A certain tract or parcel of land in Williamson County, Tennessee, described as follows, to wit:

Land within the Corporate Limits of the Town of Franklin, Tennessee, in the Ninth Civil District of Williamson County, Tennessee, to wit:

Being Lot No. 1 in Cleburne Additions to the town of Franklin a plat of which is of record in Deed Book 55, page 32 in the Register's Office of Williamston County, Tennessee.

Said Lot fronts 60 feet on the Cleburne Street and runs back between parallel lines 145 feet on the west and 144 feet on the east to the abutting property of Lot No. 14 of said subdivision.

Being the same property conveyed to the Civil War Preservation Trust, now known as American Battlefield Trust, by deed from Maggie Lousie Eley of record in Book 6223, Page 532 on July 7, 2014 with said Register's Office.

This is unimproved property known as: 110 Cleburne Street, Franklin, Tennessee 37064; Map/Parcel 078K-A-003.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Grantor acquired the property conveyed herein with assistance from Federal Land and Water Conservation Act (54 U.S.C. §§ 200301 - 200310 (2015, as amended)) funds pursuant to 54 U.S.C. § 308103, the Battlefield Acquisition Grant Program. As such, the property conveyed hereby is subject to the provisions of 54 U.S.C. § 200305(f)(3) of the Land and Water Conservation Fund Act, commonly known as Section 6(f)(3), and may never be converted to other than preservation uses without the written approval of the United States Secretary of the Interior, acting through the American Battlefield Protection Program. In the event of a breach of the requirements of Section 6(f)(3) (an unauthorized conversion), the only remedy is immediate compliance with Section 6(f)(3). Grant funds cannot be repaid to the NPS to nullify the requirements of Section 6(f)(3).
2. A certain Deed of Conservation Easement of record in Deed Book 6609, Page 628.

EXHIBIT 2

