

This Instrument Was Prepared By:

City of Franklin, Tennessee
P.O. Box 305
Franklin, TN 37065

OWNERS: Tom W. Jackson and wife,
Minnie Jackson
TAX MAP: 063N "B"
PARCEL: 09.00
PROJECT: Franklin Road
TRACT: 3

AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract No. 2019-0012

That for and in consideration of the sum of Thirty Six Thousand Four Hundred Seventy-one and 00/100 Dollars (\$36,471.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **TOM W. JACKSON and wife, MINNIE JACKSON** 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 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.

(Signatures on Page 2)

WITNESS my/our hand(s), this 25th day of January, 2019.

Tom W Jackson
(Signature)

TOM W JACKSON
(Printed Name)

Minnie Jackson
(Signature)

Minnie Jackson
(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 Tom W. Jackson and Minnie Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged 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 25th day of January, 2019.



Benjamin Worley
NOTARY PUBLIC

My Commission Expires: June 5 2022

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 acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he 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 24th day of January, 2019.



Benjamin Worley
NOTARY PUBLIC

My Commission Expires: June 5 2022

**Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court; City of Franklin project number ST16009
Tract No. 3**

04/30/18

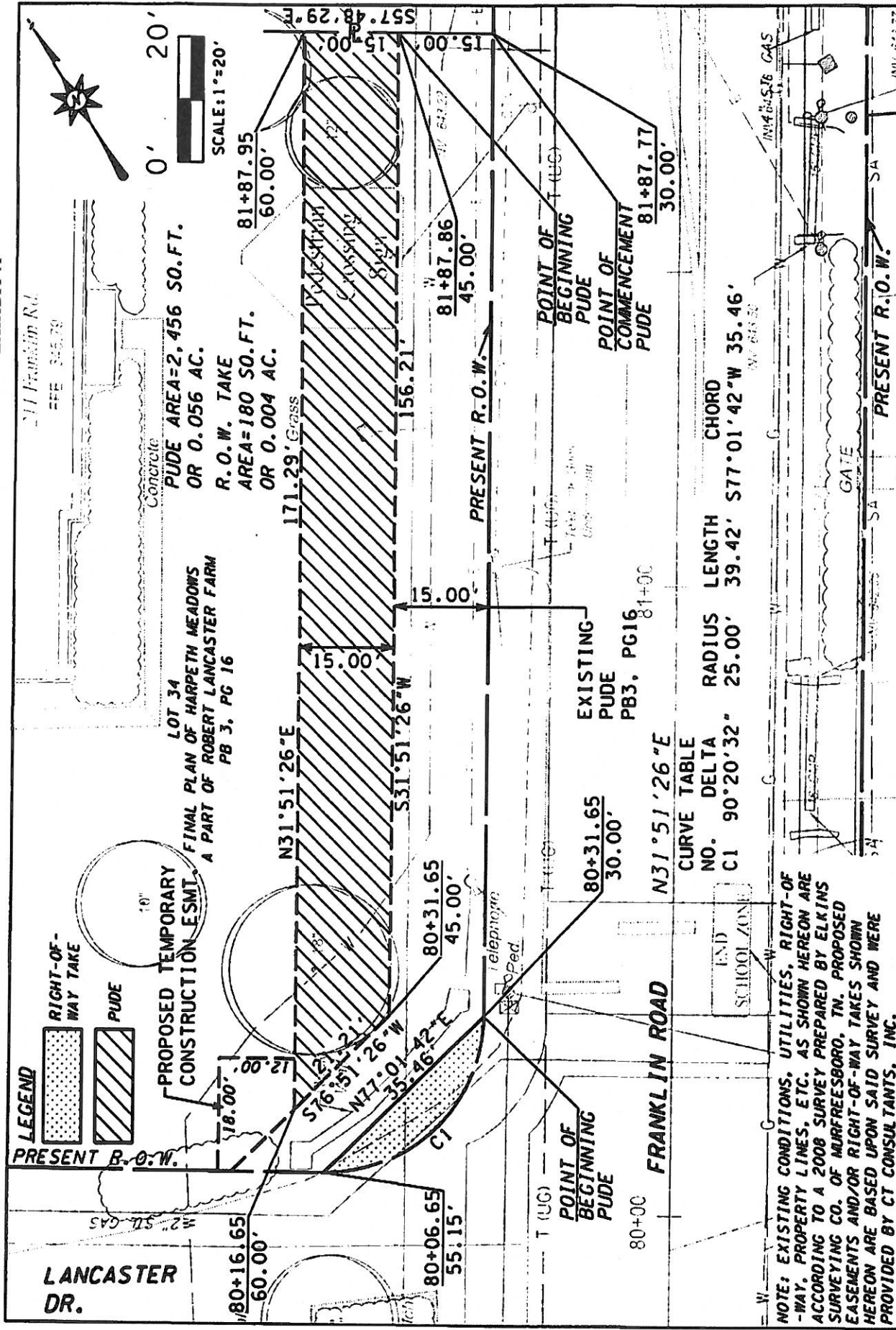
Right-of-Way Take

Beginning at the intersection of the westerly present right-of-way line of Franklin Road with the curve return of the northerly right-of-way line of Lancaster Drive, said point being in the easterly line of Tom W. Jackson and wife, Minnie Jackson, as evidenced by deed of record in book 874, page 230, Register's Office of Williamson County, Tennessee, said Jackson property being shown as Lot 34 on the plan entitled "Final Plan of Harpeth Meadows a Part of Robert Lancaster Farm", of record in plat book 3, page 16, and also being shown as Parcel 9 on Tax Map 063N, Group B, said point being located at Station 80+31.65, 30.00 feet left of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with said curve return and a curve to the right, having a central angle of $90^{\circ}20'32''$, a radius of 25.00 feet, an arc length of 39.42, and a chord bearing and distance of South $77^{\circ}01'42''$ West 35.46 feet to the intersection of the northerly right-of-way line of Lancaster Drive with the westerly curve return of Franklin Road at Station 80+06.65, 55.15 feet left of said centerline; thence with a new line, across said Jackson property, North $77^{\circ}01'42''$ East 35.46 feet to the point of beginning, containing 180 square feet, or 0.004 acre, more or less.

The aforescribed Right-of-Way Take is necessary for roadway improvements.

Being a portion of the property conveyed to Tom W. Jackson, and wife, Minnie Jackson as recorded in Deed Book 874, Page 230 Registers office of Williamson County.



<p>HFR JOB NO. 2018026.53</p> <p>DATE: 04-30-18</p>	<p>FRANKLIN ROAD CORRIDOR IMPROVEMENTS, HARPETH RIVER BRIDGE TO HARPETH INDUSTRIAL COURT PROJECT</p> <p>CITY OF FRANKLIN PROJECT NUMBER ST16009</p>	<p>RIGHT-OF-WAY TAKE</p> <p>PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)</p>	<p>TRACT NO. 3</p> <p>OWNER: TOM W. JACKSON AND WIFE, MINNIE JACKSON</p> <p>DB 874, PG 230</p>	<p>MAP 063N, GRP. B, PAR. 9</p> <p>ADDRESS: 211 FRANKLIN ROAD FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064</p>	<p>HFR DESIGN</p> <p>214 Centerville Drive Suite 300 Brentwood, TN 37027</p> <p>615.370.8500 615.370.8530 hfrdesign.com</p>
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