

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

QUIT CLAIM DEED
COF Contract No. 2019-0010

Address New Owner(s)
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Send Tax Bill To:
N/A

Portion of Map:
061 Parcel: 2.16

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is \$27,052.00. This is an exempt transaction.

Eric S. Stumby
Affiant

Subscribed and sworn to before me, this the 23 day of April, 2019.

Vicki L. Parr
Notary Public
My Commission Expires: 2/23/20



KNOW ALL MEN BY THESE PRESENTS, that I/we **AVALON SQUARED, LLC ("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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect said property.

(Signatures on Page 2)

IN WITNESS WHEREOF, we have set our hands on this the ____ day of _____, 2019.

GRANTOR:

AVALON SQUARED, LLC

By: _____
Gary W. Parkes, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named **Gary W. Parkes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the Chief Manager of Avalon Squared, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

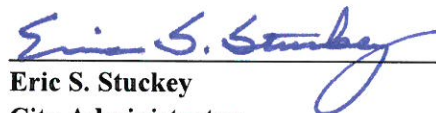
WITNESS my hand and seal this ____ day of _____, 2019.

NOTARY PUBLIC

My Commission Expires: _____

GRANTEE:

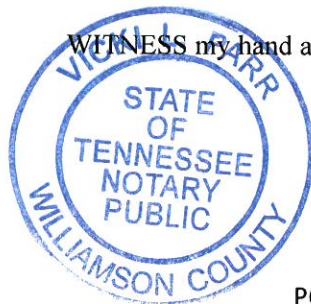
CITY OF FRANKLIN:


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 acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged 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 23 day of April, 2019.



NOTARY PUBLIC

My Commission Expires: 2/23/20

ROW_NE

RIGHT OF WAY DEDICATION

Land lying in the Eighth Civil District of Williamson County, City of Franklin, Tennessee. Said easement shown on Exhibit "A" which is attached hereto and made a part of this document. Said easement being a portion of the Avalon Squared, LLC property of record in Deed Book 3021, page 95, and Deed Book 3135, page 278, Register's Office for Williamson County, Tennessee (R.O.W.C), and being more particularly described as follows:

COMMENCING from the southeast radius return on the present northerly right of way line of East McEwen Drive at its northeast quadrant east of Cool Springs Boulevard;

THENCE, along said present right of way line with a curve to the right $13^{\circ} 07' 44''$, a radius of 130.00 feet, a tangent of 14.96 feet, and a chord of $N 85^{\circ} 46' 57'' W$, 29.72 feet for an arc length of 29.79 feet to the True **POINT OF BEGINNING**;

THENCE, continuing with the present right of way line the following calls:

With a curve to the right $76^{\circ} 01' 40''$, a radius of 130.00 feet, a tangent of 101.62 feet, and a chord of $N 41^{\circ} 12' 15'' W$, 160.12 feet for an arc length of 172.50 feet,

$N 03^{\circ} 11' 25'' W$, 30.07 feet,

THENCE, leaving said present right of way line with the proposed right of way the following calls:

$N 86^{\circ} 54' 39'' E$, 6.12 feet,

$S 03^{\circ} 27' 04'' E$, 5.61 feet,

With a curve to the left having a central angle of $09^{\circ} 48' 47''$, a radius of 285.50 feet, a tangent of 24.51 feet, and a chord of $S 08^{\circ} 55' 12'' E$, 48.84 feet for an arc length of 48.90 feet,

With a curve to the left having a central angle of $06^{\circ} 41' 28''$, a radius of 135.50 feet, a tangent of 7.92 feet, and a chord of $S 17^{\circ} 10' 20''$, 15.82 feet for an arc length of 15.82 feet,

$N 68^{\circ} 23' 43'' E$, 5.00 feet,

With a curve to the left having a central angle of $38^{\circ} 13' 01''$, a radius of 130.50 feet, a tangent of 45.21 feet, and a chord of $S 39^{\circ} 35' 04'' E$, 85.44 feet for an arc length of 87.04 feet,

$S 58^{\circ} 41' 35'' E$, 34.37 feet to the True **POINT OF BEGINNING**.

Containing 1701 Square Feet or 0.04 Acres, more or less;

SLOPE_NE**SLOPE EASEMENT**

Being an easement lying adjacent to and outside of the above described proposed right-of-way line of East McEwen Drive and Cool Springs Boulevard being more particularly described as follows:

THENCE, along the present right of way with a curve to the right having a central angle of $06^{\circ} 34' 24''$, a radius of 130.00 feet, a tangent of 7.47 feet, and a chord of $N 89^{\circ} 03' 38'' W$, 14.91 feet for an arc length of 14.91 feet to the proposed right of way line being True POINT OF BEGINNING;

THENCE, along said proposed right of way the following calls:

With a curve to the right having a central angle of $06^{\circ} 33' 21''$, a radius of 130.00 feet, a tangent of 7.45 feet, and a chord of $N 82^{\circ} 29' 45'' W$, 14.87 feet for an arc length of 14.87 feet,

$N 58^{\circ} 41' 35'' W$, 34.37 feet,

With a curve to the right having a central angle of $38^{\circ} 13' 01''$, a radius of 130.50 feet, a tangent of 45.21 feet, and a chord of $N 39^{\circ} 35' 04'' W$, 85.44 feet for an arc length of 87.04,

$S 68^{\circ} 23' 43'' W$, 5.00 feet,

With a curve to the right having a central angle of $06^{\circ} 41' 28''$, a radius of 135.50 feet, a tangent of 7.92 feet, and a chord of $N 17^{\circ} 10' 20'' W$, 15.82 feet for an arc length of 15.82 feet,

With a curve to the right, having a central angle of $09^{\circ} 48' 47''$, a radius of 285.50 feet, a tangent of 24.51 feet, and a chord of $N 08^{\circ} 55' 12'' W$, 48.84 feet for an arc length of 48.90 feet;

THENCE, leaving said proposed right of way with new lines the following calls:

$S 15^{\circ} 46' 51'' E$, 58.72 feet,

$N 68^{\circ} 23' 43'' E$, 5.22 feet,

With a curve to the left, having a central angle of $40^{\circ} 34' 28''$, a radius of 124.50 feet, a tangent of 46.02 feet, and a chord of $S 38^{\circ} 24' 21'' E$, 86.33 feet for an arc length of 88.17 feet,

$S 58^{\circ} 41' 35'' E$, 47.98 feet to the True POINT OF BEGINNING.

Containing 1,052 Square Feet or 0.024 Acre, more or less;

10-FOOT TEMPORARY CONSTRUCTION EASEMENT

Running with and parallel to the easterly line of the above described slope easement is a temporary construction easement ten feet in width.

