

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

QUITCLAIM DEED
COF Contract 2019-0011

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: 2.08

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is \$14,135.00. This is an exempt transaction.

Eric S. Stanley
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 **PARKES FAMILY, LP ("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:

PARKES FAMILY, LP

By: _____
Gary W. Parkes, General Partner

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 General Partner of Parkes Family, LP, 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:

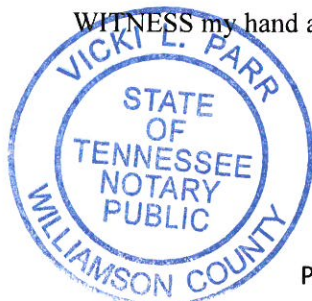
CITY OF FRANKLIN:

Eric S. Stuckey
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.



Vicki L. Parr
NOTARY PUBLIC

My Commission Expires: 2/23/20

ROW_SE_NO_1

RIGHT OF WAY DEDICATION NO. 1

Land lying in the Eighth Civil District of Williamson County, City of Franklin, Tennessee. Said land shown on Exhibit "A" which is attached hereto and made a part of this document. Said land being a portion of the Parkes Family Limited Partnership property of record in Deed Book 3021, page 126, Register's Office for Williamson County, Tennessee (R.O.W.C), and being more particularly described as follows:

COMMENCING from the southernmost radius return on the easterly right of way line of Oxford Glen Drive, same being the southeast quadrant of its intersection with East McEwen Drive;

THENCE, along said right of way with a curve to the right having a central angle of $41^{\circ} 28' 26''$, a radius of 110.00 feet, a tangent of 41.65 feet, and a chord of $N 17^{\circ} 32' 53'' E$, 77.90 feet for an arc length of 79.62 feet to the True **POINT OF BEGINNING**;

THENCE, continuing along said right of way with a curve to the right having a central angle of $38^{\circ} 41' 08''$, a radius of 110.00 feet, a tangent of 38.61 feet, and a chord of $N 57^{\circ} 37' 40'' E$, 72.87 feet for an arc length of 74.27 feet;

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

S $16^{\circ} 17' 39'' E$, 15.00 feet,

With a curve to the left having a central angle of $05^{\circ} 56' 05''$, a radius of 580.50 feet, a tangent of 30.09 feet, and a chord of $S 71^{\circ} 19' 50'' W$, 60.10 feet for an arc length of 60.13 feet,

With a curve to the left having a central angle of $19^{\circ} 29' 23''$, a radius of 30.50 feet, a tangent of 5.24 feet, and a chord of $S 58^{\circ} 37' 07'' W$, 10.32 feet for an arc length of 10.37 feet to the True **POINT OF BEGINNING.**

Containing 726 Square Feet or 0.017 Acre, more or less;

SLOPE_SE_NO_1**SLOPE EASEMENT NO. 1**

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

COMMENCING from the southernmost radius return on the easterly right of way line of Oxford Glen Drive, same being the southeast quadrant of its intersection with East McEwen Drive;

THENCE, along said right of way with a curve to the right having a central angle of 36° 17' 43", a radius of 110.00 feet, a tangent of 36.05 feet, and a chord of N 14° 57' 32" E, 68.52 feet for an arc length of 69.68 feet to the True **POINT OF BEGINNING**;

THENCE, with a curve to the right, having a central angle of 05° 10' 43", a radius of 110.00 feet, a tangent of 4.97 feet, and a chord of N 35° 41' 45" E, 9.94 feet for an arc length of 9.94 feet;

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

With a curve to the right, having a central angle of 19° 29' 23", a radius of 30.50 feet, a tangent of 5.24 feet, and a chord of N 58° 37' 07" E, 10.32 feet for an arc length of 10.37 feet,

With a curve to the right, having a central angle of 05° 56' 05", a radius of 580.50 feet, a tangent of 30.09 feet, and a chord of N 71° 19' 50" E, 60.10 feet for an arc length of 60.13 feet,

N 16° 17' 39" W, 15.00 feet to the present southerly right of way line of East McEwen Drive;

THENCE, along said present right of way with a curve to the right, having a central angle of 00° 31' 11", a radius of 110.00 feet, a tangent of 0.50 feet, and a chord of N 77° 13' 50" E, 1.00 feet for an arc length of 1.00 feet;

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

S 16° 18' 32" E, 15.95 feet;

With a curve to the left, having a central angle of 06° 02' 04", a radius of 579.50 feet, a tangent of 30.55 feet, and a chord of S 71° 22' 50" W, 61.01 feet for an arc length of 61.03 feet,

With a curve to the left, having a central angle of 29° 40' 08", a radius of 29.50 feet, a tangent of 7.81 feet, and a chord of S 53° 31' 44" W, 15.11 feet for an arc length of 15.28 feet,

S 38° 41' 40" W, 4.54 feet to the True **POINT OF BEGINNING**.

Containing 90 Square Feet or 0.002 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.

ROW_SE_NO_2

RIGHT OF WAY DEDICATION NO. 2

Land lying in the Eighth Civil District of Williamson County, City of Franklin, Tennessee. Said land shown on Exhibit "A" which is attached hereto and made a part of this document. Said land being a portion of the Parkes Family Limited Partnership property of record in Deed Book 3021, page 126, Register's Office for Williamson County, Tennessee (R.O.W.C), and being more particularly described as follows:

COMMENCING from the southernmost radius return on the easterly right of way line of Oxford Glen Drive, same being the southeast quadrant of its intersection with East McEwen Drive;

THENCE, along said Oxford Glen Drive right of way S 03° 11' 25" E, 54.10' feet to the True **POINT OF BEGINNING**;

THENCE, leaving said existing Oxford Glen Drive right of way and with the proposed Oxford Glen Drive right of way the following calls:

S 05° 33' 42" E, 27.44 feet,

Along a curve to the left, having a central angle of angle of 92° 51' 32", a radius of 21.50 feet, a tangent of 22.60 feet, and a chord of S 51° 53' 18" E, 31.15 feet for an arc length of 34.84 feet,

S 08° 19' 04" E, 11.45 feet to the present northerly right of way of Garden Club Drive;

THENCE, leaving said present right of way of Garden Club Drive and with the present right of way of said Oxford Drive following calls:

Along a curve to the right, having a central angle of 91° 17' 35", a radius of 25.00 feet, a tangent of 25.57 feet, and a chord of N 48° 50' 04" W, 35.75 feet for an arc length of 39.83 feet,

N 03° 11' 25" W, 34.39 feet to the True **POINT OF BEGINNING**.

Containing 288 Square Feet or 0.007 Acres, more or less;

SLOPE_SE_NO_2

SLOPE EASEMENT NO. 2

Being an easement lying adjacent to and outside of the above described proposed right-of-way line of Oxford Glen Drive and Garden Club Drive being south of East McEwen Drive and being more particularly described as follows:

COMMENCING from the southernmost radius return on the easterly right of way line of Oxford Glen Drive, same being the northeast quadrant of its intersection with Garden Club Drive;

THENCE, along said Oxford Glen Drive right of way S 03° 11' 25" E, 41.73' feet to the True **POINT OF BEGINNING**;

THENCE, with said slope easement;

Along a curve to the right, having a central angle of 03° 39' 09", a radius of 275.50 feet, a tangent of 8.78 feet, and a chord of S 07° 17' 07" E, 17.56 feet for an arc length of 17.56 feet,

S 05° 27' 32" E, 22.25 feet,

Along a curve to the left, having a central angle of 92° 51' 32", a radius of 20.50 feet, a tangent of 21.55 feet, and a chord of S 51° 53' 18" E, 29.71 feet for an arc length of 33.22 feet,

S 08° 19' 04" E, 1.00 to the proposed right of way of Oxford Glen Drive;

THENCE, said the proposed Oxford Glen Drive right of way the following calls:

Along a curve to the right, having a central angle of 92° 51' 32", a radius of 21.50 feet, a tangent of 22.60 feet, and a chord of N 51° 53' 18" W, 31.15 feet for an arc length of 34.84 feet,

N 05° 33' 42" W, 27.44 feet,

N 03° 11' 25" W, 12.37 feet to the True **POINT OF BEGINNING**.

Containing 69 Square Feet or 0.002 Acres, 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.

