

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

OWNER: Stream Valley Franklin, LLC
TAX MAP: 117
PARCEL: 019.00
PROJECT: Stream Valley Sewer

Pick Up

AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract No. 2018-0222

That for and in consideration of the sum of One and 00/100 Dollars (\$1.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **STREAM VALLEY FRANKLIN, LLC** 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 Sanitary Sewer 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.

WITNESS my/our hand(s), this 15th day of November, 2018.

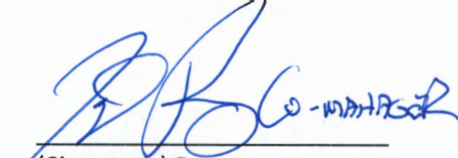


(Signature)

BRANDON CREWS

(Printed Name)

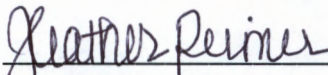
STATE OF TENNESSEE
COUNTY OF WILLIAMSON


(Signature)
TYLER RING CO-MANAGER
(Printed Name)
STREAM VALLEY FRANKLIN, LLC

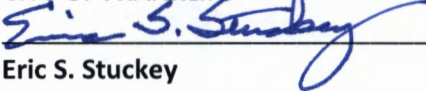
Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named TYLER RING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the CO-MANAGER 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 15TH day of NOVEMBER, 2018.




NOTARY PUBLIC
My Commission Expires: 7-17-2022

CITY OF FRANKLIN:

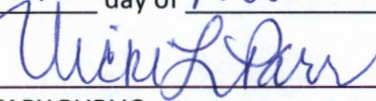

Eric S. Stuckey
City Administrator

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 acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledge 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 27 day of November, 2018.




NOTARY PUBLIC
My Commission Expires: 2-23-20

A Sanitary Sewer Easement located in Williamson County, Tennessee across a portion of the Stream Valley Franklin, LLC property as recorded in Book 5559, Page 782, Register's Office for Williamson County, Tennessee (R.O.W.C.).

Commencing at the northeast corner of Open Space Lot 494 as shown on the final plat entitled "Stream Valley PUD Subdivision, Section 14" of record in Plat Book P65, page 101, R.O.W.C. and being the common easterly corner with Lot 477 of said subdivision; thence, along the easterly line of said Open Space 494, South 03° 19' 20" West, a distance of 159.67 feet to the POINT OF BEGINNING of the herein described Sanitary Sewer Easement;

Thence, leaving said Open Space 494, over and across said Stream Valley Franklin, LLC property for the following seven (7) calls and distances:

1. South 45° 30' 38" East, a distance of 8.93 feet;
2. South 40° 22' 12" East, a distance of 188.88 feet;
3. South 25° 38' 26" East, a distance of 269.35 feet;
4. South 53° 25' 42" East, a distance of 133.17 feet;
5. South 73° 32' 26" East, a distance of 65.46 feet;
6. South 57° 39' 27" East, a distance of 221.05 feet;
7. South 87° 19' 12" East, a distance of 77.95 feet to the westerly right-of-way of Interstate 65; thence,

With said westerly right-of-way, South 03° 19' 23" West, a distance of 20.00 feet; thence,

Leaving said westerly right-of-way, over and across said Stream Valley Franklin, LLC property the following six (6) calls and distances:

1. North 87° 19' 12" West, a distance of 83.02 feet;
2. North 57° 39' 27" West, a distance of 223.56 feet;
3. North 73° 32' 26" West, a distance of 66.22 feet;
4. North 53° 25' 42" West, a distance of 141.66 feet;
5. North 25° 38' 26" West, a distance of 271.71 feet;
6. North 40° 22' 12" West, a distance of 175.09 feet to a point in the easterly line of said Open Space 494; thence,

With said easterly line, North 03° 19' 20" East, a distance of 27.79 feet to the point of beginning.


Easement contains by description 0.44 acres more or less.

SURVEYORS NOTE:

THIS EXHIBIT AND EASEMENT DESCRIPTION PREPARED BASED UPON RECORD DEEDS AND PLAT ALONG WITH AS-BUILT SANITARY SEWER INFORMATION PROVIDED BY CONTRACTOR. NO BOUNDARY SURVEY CONDUCTED FOR EASEMENT DOCUMENT.

THIS EXHIBIT AND EASEMENT DESCRIPTION PREPARED BASED UPON RECORD DEEDS AND PLATS ALONG WITH AS-BUILT SANITARY SEWER INFORMATION PROVIDED BY CONTRACTOR. NO BOUNDARY SURVEY CONDUCTED FOR EASEMENT DOCUMENT.

PG 2 of 3

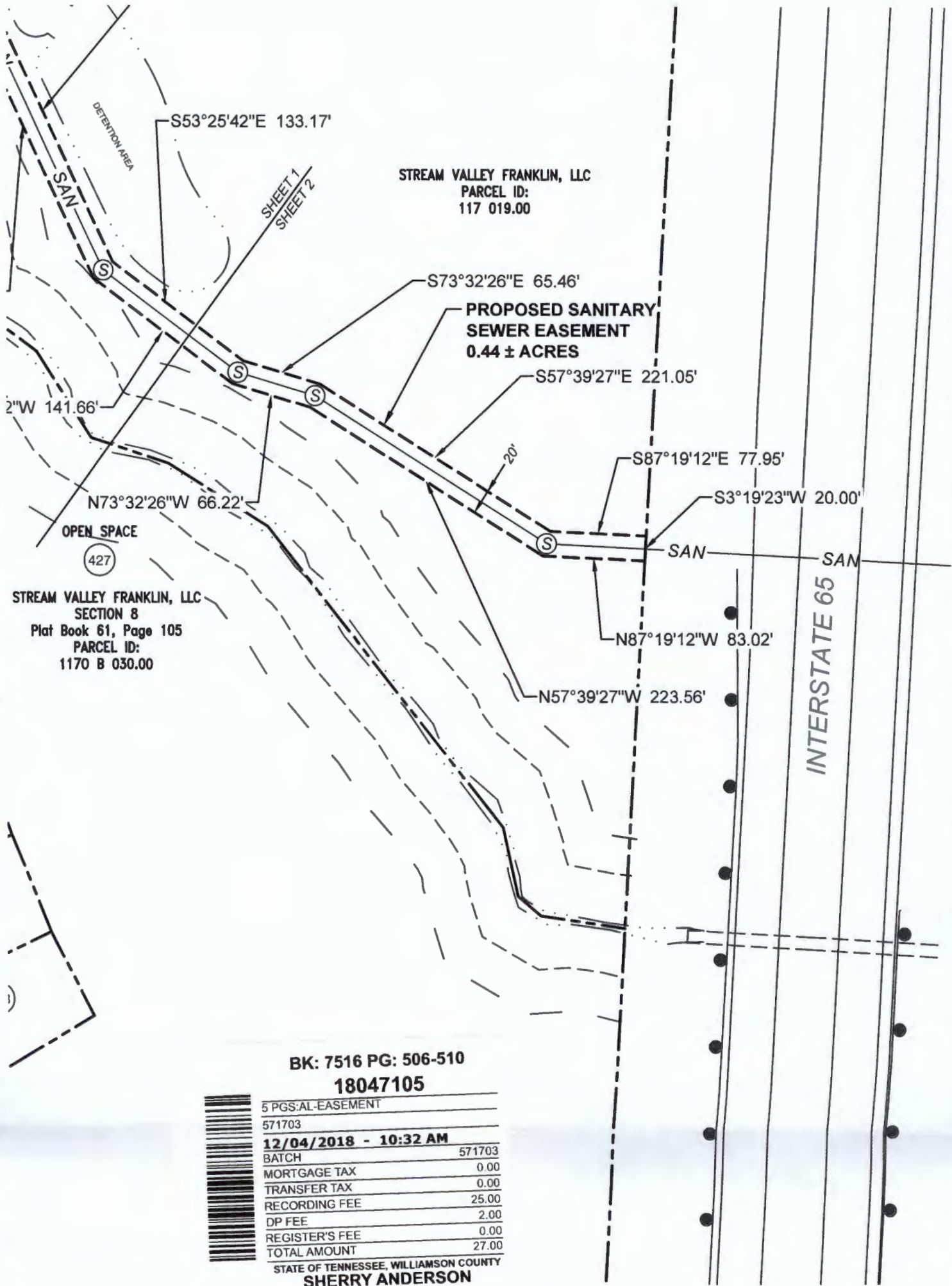


Project Number: 41138.01
Date: 10/02/2018

TO: CITY OF FRANKLIN
FROM: STREAM VALLEY FRANKLIN, LLC

CHK: KRS

DEED BOOK 5559, PAGE 782



BK: 7516 PG: 506-510
18047105

5 PGS:AL-EASEMENT	
571703	
12/04/2018 - 10:32 AM	
BATCH	571703
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Q:\4113800\Exhibit A\Drawing\41138_V-Sanitary Sewer Easement - Stream Valley.dwg - Shreeve, Ken - 10/2/2018 3:18:52 PM