

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

Pick Up

## AGREEMENT FOR DEDICATION OF EASEMENT

COF Contract No. 2019-0347

<u>Owner</u>	<u>County</u>	<u>Deed Book</u>	<u>Page</u>
Christ Community Church of Franklin, Inc.	Williamson	1859	793

<u>Project</u>	<u>Tax Map</u>	<u>Parcel</u>	<u>Tract</u>
Christ Community Church PUD Subdivision	052	00700	N/A

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

### **Christ Community Church of Franklin, Inc.,**

("Grantor") has bargained and sold, and by these presents does transfer and convey unto the CITY OF FRANKLIN, TN ("Grantee") the land and/or land rights, more particularly described as follows:

The following described property located in the City of Franklin, Tennessee,  
9th Civil District of Williamson County, Tennessee, to wit:

### **PERMANENT PUBLIC GREEN INFRASTRUCTURE EASEMENT**

Land situated in the 9<sup>th</sup> Civil District of Williamson County, Franklin, Tennessee, being a portion of the land conveyed by Special Warranty Deed to Christ Community Church of Franklin, Inc., of record in Book 1859, Page 793 in the Register's Office for Williamson County (R.O.W.C., TN) and more particularly described as follows:

Commencing at the approximate intersection of Hillsboro Road (State Road 106) and Monticello Road, thence North 51 degrees, 02 minutes, 15 seconds West, a distance of 1,085.00 feet, more or less, to the point of beginning;

Thence, South 86 degrees, 15 minutes, 56 seconds West, a distance of 102.07 feet;

Thence, North 89 degrees, 40 minutes, 07 seconds West, a distance of 26.03 feet;

Thence, South 30 degrees, 54 minutes, 52 seconds West, a distance of 39.01 feet;

Thence, North 62 degrees, 03 minutes, 42 seconds West, a distance of 11.78 feet;

Thence, North 35 degrees, 31 minutes, 40 seconds East, a distance of 36.52 feet;

Thence, with a curve turning to the left with an arc length of 9.88 feet, with a radius of 16.09 feet, with a chord bearing of North 10 degrees, 45 minutes, 34 seconds East, with a chord length of 9.73 feet;

Thence, with a reverse curve turning to the right with an arc length of 19.63 feet, with a radius of 47.74 feet, with a chord bearing of North 04 degrees, 14 minutes, 30 seconds East, with a chord length of 19.49 feet;

Thence, with a compound curve turning to the right with an arc length of 10.25 feet, with a radius of 12.84 feet, with a chord bearing of North 34 degrees, 47 minutes, 02 seconds East, with a chord length of 9.98 feet;

Thence, with a compound curve turning to the right with an arc length of 31.94 feet, with a radius of 567.66 feet, with a chord bearing of North 72 degrees, 48 minutes, 48 seconds East, with a chord length of 31.93 feet;

Thence, with a reverse curve turning to the left with an arc length of 7.61 feet, with a radius of 27.73 feet, with a chord bearing of North 66 degrees, 33 minutes, 55 seconds East, with a chord length of 7.58 feet;

Thence, North 59 degrees, 09 minutes, 46 seconds East, a distance of 32.52 feet;

Thence, South 37 degrees, 00 minutes, 31 seconds East, a distance of 20.73 feet;

Thence, South 74 degrees, 49 minutes, 29 seconds East, a distance of 43.70 feet;

Thence, South 45 degrees, 00 minutes, 57 seconds East, a distance of 17.01 feet;

Thence, with a curve turning to the right with an arc length of 22.94 feet, with a radius of 22.02 feet, with a chord bearing of South 10 degrees, 18 minutes, 37 seconds West, with a chord length of 21.92 feet to the point of beginning, having an area of 6,727.20 square feet or 0.15 acres of land.

By this instrument the Grantor hereby conveys an easement for construction, operation, maintenance, repair, replacement and inspection of infrastructure and improvements within the limits of the permanent easement.

Property located at: 1215 Hillsboro Road, Franklin, Tennessee 37069

Being all or a portion of land acquired by Grantor under instrument of record in Book 1859, Page 793 in the Register's Office of Williamson County, Tennessee.

This conveyance is made in consideration of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and said consideration includes payment for the property conveyed herein, and any other additions/features specifically noted herein or more particularly shown by words, figures, signs and symbols on attached Exhibit A, which is made a part hereof. The above consideration also includes payment for or the elimination of all actual or incidental damages to the remainder otherwise compensable under the Tennessee laws of eminent domain.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the Grantee. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a right to convey it and the same is unencumbered.

And Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to said land to the Grantee against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature pages to follow)

Witness our hand this 18<sup>th</sup> day of NOVEMBER, 2019.

[Signature]  
(Signature)

DON DAVIS  
(Printed Name)

N/A  
(Signature)

N/A  
(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 DON DAVIS who is the BUSINESS ADMINISTRATOR of Christ Community Church of Franklin, Inc., 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 AUTHORIZED AGENT 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.

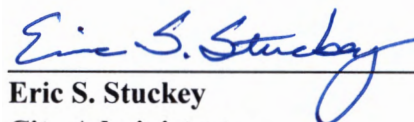
WITNESS my hand and official seal at office this 18<sup>th</sup> day of November, 2019.



Carolyn A. DeBelius  
NOTARY PUBLIC  
My Commission Expires: 2/20/2023



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 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 20 day of November,  
2019.



  
NOTARY PUBLIC  
My Commission Expires: 2/23/20

BK: 7814 PG: 403-407

19049168

5 PGS:AL-EASEMENT	
630637	
11/20/2019 - 02:44 PM	
BATCH	630637
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