

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

OWNER: City of Franklin
 109 3rd Ave South
 Franklin, TN 37064
 TAX MAP: 63
 PARCEL: 1.04
 PROJECT: The Fields at Reese Farm

WARRANTY DEED
COF Contract No. 2019-0156

That for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00), cash in hand, paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, which consideration represents full and adequate compensation for the property being conveyed herein, the Grantor, **Nancy R. Reed** has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the Grantee, **THE CITY OF FRANKLIN, TENNESSEE**, its successors and assigns, forever, the hereinafter described property. The property sold, conveyed, transferred and delivered to the Grantee by the Grantor is more particularly described in attached **Exhibit 1**, Boundary Description and **Exhibit 2**, Map.

Being a portion of the property conveyed to Gordon Owen Reese by Quitclaim Deed from W. L. Reese of record in Book 819, page 011, Register's Office for Williamson County, Tennessee.

TO HAVE AND TO HOLD, said property unto the Grantee, its successors and assigns, forever in fee simple.

The Grantor hereby covenants (1) that it has not made, done, executed or suffered any act or thing whereby the property herein conveyed or any part thereof now is or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; (2) that the Grantor has good and lawful title and right to convey the property herein conveyed; (3) that the Grantor will forever warrant and defend the title to the property herein conveyed against the lawful claims of all persons whomsoever. Whenever used, the singular number shall be deemed to include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature page to follow)

BK/PG: 7836/59-63
19052699

5 PGS : EASEMENT	
CHERYL MARTIN 634560 - 19052699	
12/12/2019 - 12:15:23 PM	
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

SHERY ANDERSON

REGISTER OF DEEDS

Page 1 of 2

Law Dept. reviewed (3) 11.22.19

WITNESS my/our hand(s), this 5th day of December, 2019

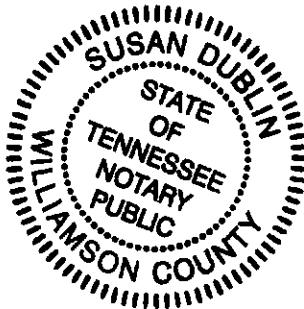
GRANTOR:

Nancy R. Reed
Nancy R. Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, the within named **Nancy R. Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge herself to be the within named bargainers, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2019.



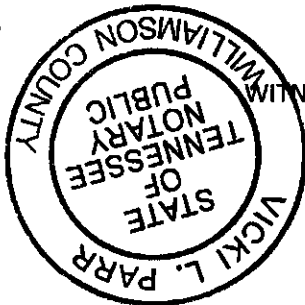
Susan Dublin
NOTARY PUBLIC
My Commission Expires: 3-9-2020

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 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 9 day of December, 2019.

Vicki L. Parr
NOTARY PUBLIC
My Commission Expires: 2/23/20

COF CONTRACT No. 2019-0156
EXHIBIT 1

PROPERTY DESCRIPTION

2974 Del Rio Pike
15' ROW Dedication
Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being a portion of Lot 1 as of record Plat Book 26, Page 51, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being 15 feet north and parallel to the northern ROW of Del Rio Pike; bounded on the north by Lot 1, on the east by Gordon Owen Reese and wife, Ruth S. Reese, DB 3524, PG 894, on the south by Del Rio Pike, and on the west by Ellen Livingfield More, DB 5467, PG 800; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southwest corner of Reese, Book 3524, Page 894, and the southeast corner of said herein-described tract;

THENCE, with Del Rio Pike North 82°50'08" West, for a distance of 231.44' to an iron rod (old) at southwest corner of Lot 1; said point also being the southeast corner of More DB 5467, PG 800;

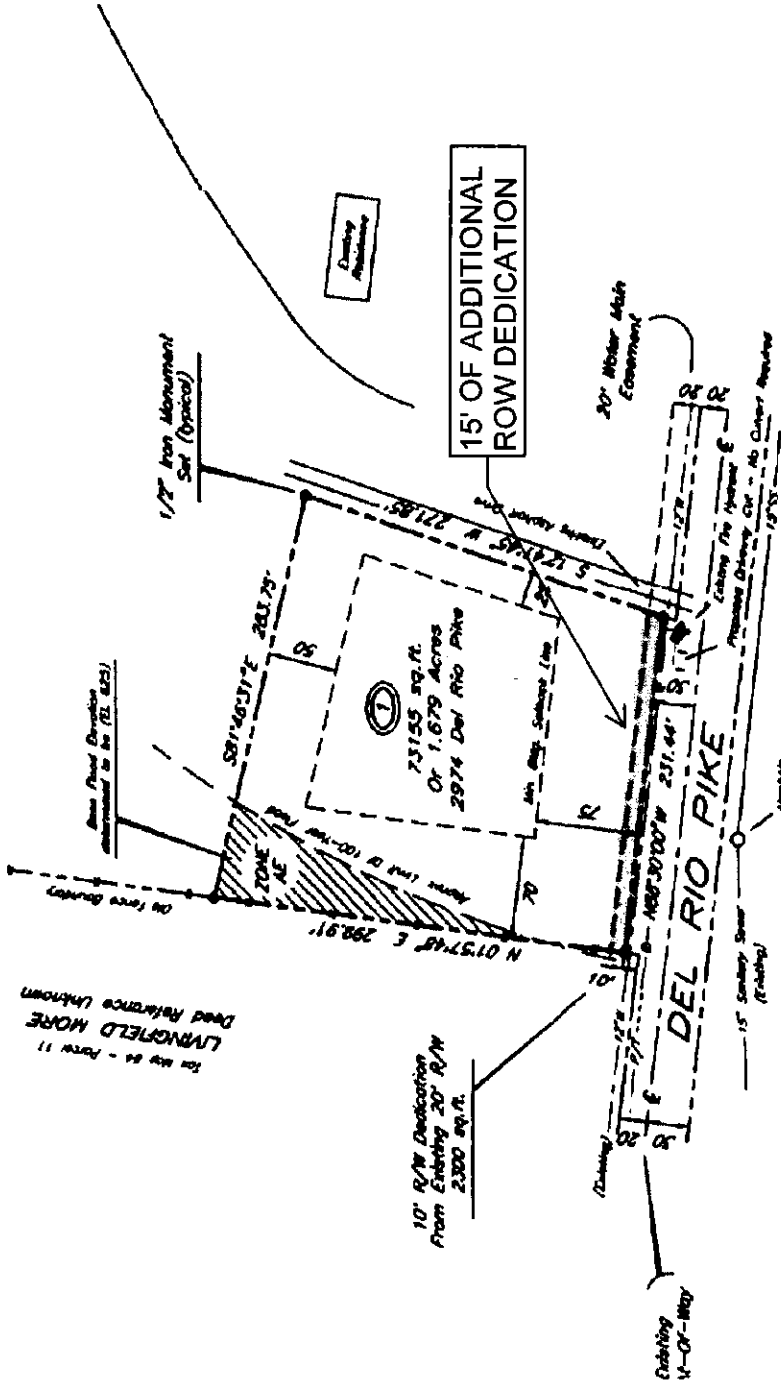
THENCE, leaving Del Rio and with More's east line, North 7°38'10" East 15.00 feet to a point;

THENCE, with a new line 15 feet north and parallel with the northern ROW of Del Rio Pike, South 82°50'08" East, for a distance of 234.25' to a point in the west line of Reese DB 3524, PG 894;

THENCE, with the west line of Reese, South 18°22'01" West, 15.28' to the POINT OF BEGINNING, containing 3,492.7 sq.ft. or 0.080 acres more or less based on a field run survey by Wilson & Associates on April 30, 2018.

COF CONTRACT No. 2019-0159
EXHIBIT 2

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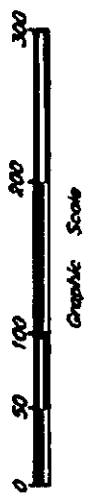
A L

26/51

MINOR SUBDIVISION PLAT
ZONING : SUBURBAN • • • ZONING CERTIFICATE : 98-0882
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
STATE OF TENNESSEE

W.L. REESE SUBDIVISION
Ninth Civil District Of Williamson County,
State Of Tennessee

SCALE 1"=100' 30 APRIL 1998



TOMLIN & ASSOCIATES
Land Surveyors
1931 Lookburg Pike
Franklin, Tennessee 37064
615/794-8071

Certificate of Authenticity

I, Sarah Reap, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sarah Reap

Signature

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, MELDA L. KINCAIDE, a notary public for this county and state, WILLIAMSON, TENNESSEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melda L. Kincaide

Notary's Signature

My Commission Expires: 3/23/2021

Notary's Seal (If on paper)

