

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS**

MAY 18, 2017

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Call to order by Mayor Carroll**
 - A. Prayer and Pledge
- 3. Approval of the Agenda**
- 4. Public Hearing**
 - A. Item 11C
- 5. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).**
- 6. Awards and/or Recognitions**
- 7. Public Announcements**
- 8. Staff Comments**
- 9. Approval of the Minutes**
 - A. May 4, 2017 Board of Commissioners Meeting
 - B. May 4, 2017 Public Hearing
 - C. April 29, 2017 Board of Commissioners Workshop
- 10. Consent Agenda Consisting of Items as Follows**
- 11. Old Business**
 - A. Second and Final Reading of Ordinance No. 2017-04, an Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located off Old Nashville Road, Owned by Jennifer Rose Bufford, Reda Olivia Kidder and James Ricky Jones, as Shown on, Williamson County, Tax Map 42, Parcel 74.00, from RS-40 to RS-15 R.P.U.D.
 - B. Second and Final Reading of Ordinance No. 2017-05, An Ordinance to Amend City of Fairview, Tennessee, Municipal Code, Title 7, Chapter 5, Sections 7-501 Through 7-514, "Fireworks."
 - C. Second and Final Reading of Ordinance No. 2017-08, An Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located off Fairview Boulevard, Owned by Donald M. Cunningham and Rosemary Cunningham Revocable Living Trust, as Shown on, Williamson County Tax Map 23, Parcel 44.01, From RM-12 to R-20.
- 12. New Business**
 - A. Resolution 07-17, A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same within the Boundaries of the City of Fairview (Tax Map 42, Parcels 78.00 (87.71 Acres), 78.01 (15 Acres), 79.00 (13.00 Acres), and 79.01 (16.04 Acres) = Total of 131.75 Acres, Owners: Jennifer Rose Bufford, Reda Kidder)
 - B. Resolution 08-17, A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same within the Boundaries of the City of Fairview (Tax Map 42, Portion of Parcel 77.08 - .60 Acres – owner: Kenny Taylor)

- C. Ordinance #2017-09, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 47, Parcel 66.00, Consisting of 33.81 Acres, Located off Cumberland Drive, From a RS-40 (Low-Density Residential) Zoning District to a R-20 P.U.D. (Medium-Density Residential Planned Unit Development) Zoning District
- D. Ordinance #2017-11, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, Parcel 012.00, Consisting of .89 Acres, Located at 7309 Cox Pike, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District
- E. Ordinance #2017-12, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, Parcel 013.00, Consisting of 1.41 Acres, Located at 7307 Cox Pike, from A RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District
- F. Ordinance #2017-10, An Ordinance of the City of Fairview, Tennessee, Adopting the Annual Budget for the Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018
- G. Section 9 of Ordinance No. 2017-10, An Ordinance of the City of Fairview, Tennessee, Adopting the Annual Tax Rate for the Fiscal Year Beginning July 1, 2016 and Ending June 30, 2017

13. City Manager Items for Discussion

- A. Miscellaneous Updates
- B. City Attorney Comments

14. Communications from the Mayor and Commissioners

15. Adjournment

AN ORDINANCE TO CHANGE THE ZONING OF CE PROPERTY IN THE CITY OF FAIRVIEW, TENNESSEE, LOCATED OFF OLD NASHVILLE ROAD, OWNED BY JENNIFFER ROSE BUFFORD, REDA OLIVIA KIDDER AND JAMES RICKY JONES, AS SHOWN ON, WILLIAMSON COUNTY, TAX MAP 42, PARCEL 74.00, FROM RS - 40, TO RS - 15 R.P.U.D.

WHEREAS, a public hearing before the Board of Commissioners of the City of Fairview, Tennessee was held on the 4th day of May, 2017, pursuant to a resolution adopted on April 6th, 2017; and

WHEREAS, it appears to the Board of Commissioners of the City of Fairview, Tennessee that the owners Jennifer Rose Bufford, Reda Olivia Kidder and James Ricky Jones, have requested a changing of the Zoning Classification relative to the property below described and that the said request is well taken and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS;

THE ZONING CLASSIFICATION FOR ALL THE BELOW DESCRIBED PROPERTY IS DESIGNATED AS AND CHANGED FROM ITS PRESENT ZONING DESIGNATION RS - 40, TO RS - 15 R.P.U.D. THE PROPERTY FOR WHICH THE ZONING CHANGE IS MADE AND OR ADOPTED IS DESCRIBED AS FOLLOWS:

Williamson County, Tennessee, **Tax Map 42, Parcel 74.00**, Recorded in **Deed Book 4979, Pages 309 - 313**, Williamson County, Tennessee, Register's Office for Williamson County, Tennessee. The description is hereby Incorporated into and made a part of This Ordinance by reference as fully as if copied Into this Ordinance verbatim.

This Ordinance shall take effect at the earliest date provided by law following its final reading and approval, the public welfare requiring it.

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: April 6, 2017

Passed second reading: _____

Public Hearing Held on: May 4, 2017

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-1

DATE: MARCH 14, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.2 DISCUSS AND/OR TAKE ACTION ON REZONING AND PRELIMINARY MASTER DEVELOPMENT PLAN OF PROPERTY OFF OLD NASHVILLE ROAD FROM RS-40 TO RS-15 R.P.U.D. OVERLAY (RESIDENTIAL. MAP 42, PARCEL 74.00. 13.39 ACRES. OWNER JENNIFER ROSE BUFFORD.

Mangrum recused himself, left meeting. Gary Martin present to answer questions. Martin stated they are asking for rezoning from RS-40 to RS-15 PUD. Martin stated they have worked with WADC and have approval for water and sewer. Beata asked is that for all 39 lots. Martin stated yes in 20 lot increments. Beata asked where this is in our Land Use Plan, is it RS-15. Hall stated medium density. Butler read City Staff Report, which will become part of these minutes. Exhibit A. Carroll asks are they going to meet all these standards and are they asking for any variances. Martin stated yes they will meet standards and no they are asking for no variances. Carroll asked are they going to meet the recommendations of City Staff. Martin stated yes. Beata ask was there any talk of any landscape buffer for the lots 3, 2, 1, 29 & 28 that back up to the main road, has there been any discussion to have landscape design. Martin stated not that he is aware of. Beata asked was the setback 20 feet. Martin stated yes. Beata stated to help protect the Cities right of way and their views from the road; he would like them to have a detailed landscape buffer plan when they come back. Burks asked would they consider a berm in the landscaping. Martin stated 20 feet isn't much room but they could consider it. Butler asked Mr. Hall could this go to Tree Board to make sure meets all the standards of the necessary trees. Burks asked Owen with this being medium density does this meet our current land use. Owen stated yes the RS-15 designation, in your zoning ordinance is classified as medium density. Carroll asked were we okay with the turn arounds? Butler asked Mr. Hall at staff review did someone from fire department review these plans. Hall stated yes and was okay with them. Mitchell made a motion to approve with February 13, 2017 City Staff Report and relooking at the landscape buffer. Beata Seconded. All were in favor.

**CITY OF FAIRVIEW
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 13, 2017**

CITY STAFF REPORT

5. RECOMMENDATIONS - No Agenda Items

6. BONDS

ITEM 6.1 WESTERN WOODS VILLAGE – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE – \$155,300.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. THE BOND WAS REDUCED TO \$106,000.00 AT THE FEBRUARY 10, 2009 MEETING. THE BOND WAS REDUCED TO \$80,240.00 AT THE FEBRUARY 12, 2013 MEETING. BOND EXPIRES MARCH 14, 2017. AT THE DECEMBER 13, 2016 MEETING PLANNING COMMISSION VOTED TO REDUCE TO MAINTENANCE BOND TO \$20,000.00.

No staff comments

7. OLD BUSINESS – No Agenda Items

8. NEW BUSINESS

ITEM 8.1 DISCUSS AND/OR TAKE ACTION ON THE ELECTION OF PLANNING COMMISSION OFFICERS. BURKS

No staff comments

ITEM 8.2 DISCUSS AND/OR TAKE ACTION ON REZONING AND PRELIMINARY MASTER DEVELOPMENT PLAN OF PROPERTY OFF OLD NASHVILLE ROAD FROM RS-40 TO RS-15 R.P.U.D. OVERLAY (RESIDENTIAL. MAP 42, PARCEL 74.00. 13.39 ACRES. OWNER UNLISTED.

- 1) Please include the general substance of covenants or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities, drainage ways, and common open space.
- 2) It is understood that the area labeled as "Excess Property" is not a part of the PUD rezoning and is being added to the adjacent parcel to the west. If the PC recommends approval, a legal description of the proposed boundaries of the PUD overlay will need to be provided prior to first reading by the BOC.
- 3) It is important to note that the Preliminary Master Development Plan that is being submitted as a part of the rezoning application does not include detailed engineering design for the proposed roads, drainage, or grading. All proposed roadways, drainage components, and grading will be required to meet all City of Fairview standards, unless specifically shown or noted otherwise in the PMDP, at the time those detailed plans are submitted for review. The detailed engineered design for the site may warrant the necessity to alter the layout of the Preliminary Master Development Plan in order for the site to be compliant with the technical design standards for roadways, drainage and grading.

DATE: March 06, 2017

FROM: SM Commercial, LLC
342 Cool Springs Blvd. #202
Franklin, Tennessee 37067

We are proposing to rezone 15.02 acres to R-15 PUD to allow for a 39-lot neighborhood. This zoning is needed to allow for much needed affordable mid-entry homes priced from \$290,000.00 to \$330,000.00. We feel like this is a price point that most development in Fairview are not focusing on and are in high demand in Fairview. We believe that this price range homes will help keep Fairview diverse since other newly developed neighborhoods in Fairview are priced below and above the price home we intend to build in this neighborhood. This zoning has become very common in Fairview and is needed to keep the lot cost affordable for this price homes.

A handwritten signature in blue ink, appearing to be "A. J. Smith", is located at the bottom left of the page.

City of Fairview

7100 City Center Way
Fairview, TN 37062-0069



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property.
3. A list of Names and addresses of all adjacent property owners.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the authority to request the zoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Request No. _____ Date Submitted 1/13/17

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☐ Property Owner ☐ Purchaser of Property ☒ Engineer Trustee
☐ Architect ☐ Other _____

Name: Gary Martin Phone: 615 812 2147
Business: Martin Engineering & Surveying E-mail: gary@martinengr.com
Address: 5226 Main Street, Suite 3 Best Way to Contact: 615 812 2147
City: Spring Hill State: TN Zip: 37147
(Mail, E-mail, Phone)

SECTION 2 – Property Information for the Rezoning Request

Project Name: OLD NASHVILLE ROAD SUBDIVISION
Project Address: _____

Existing Land Use: VACANT

Proposed Land Use: SINGLE FAMILY DWELLING

Total Acreage of Project/Rezoning: 13.39

| TAX MAP | PARCEL(S) | CURRENT ZONING DISTRICT | REQUESTED ZONING DISTRICT | # OF ACRES | PROPERTY OWNER |
|---------|-----------|-------------------------|---------------------------|---------------------------|-----------------------|
| 42 | 74 | RS-40 LG | R15-PUD | 15.02 13.39 | JENNIFER ROSE BUFFORD |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature:  Date: 1/13/17

.....

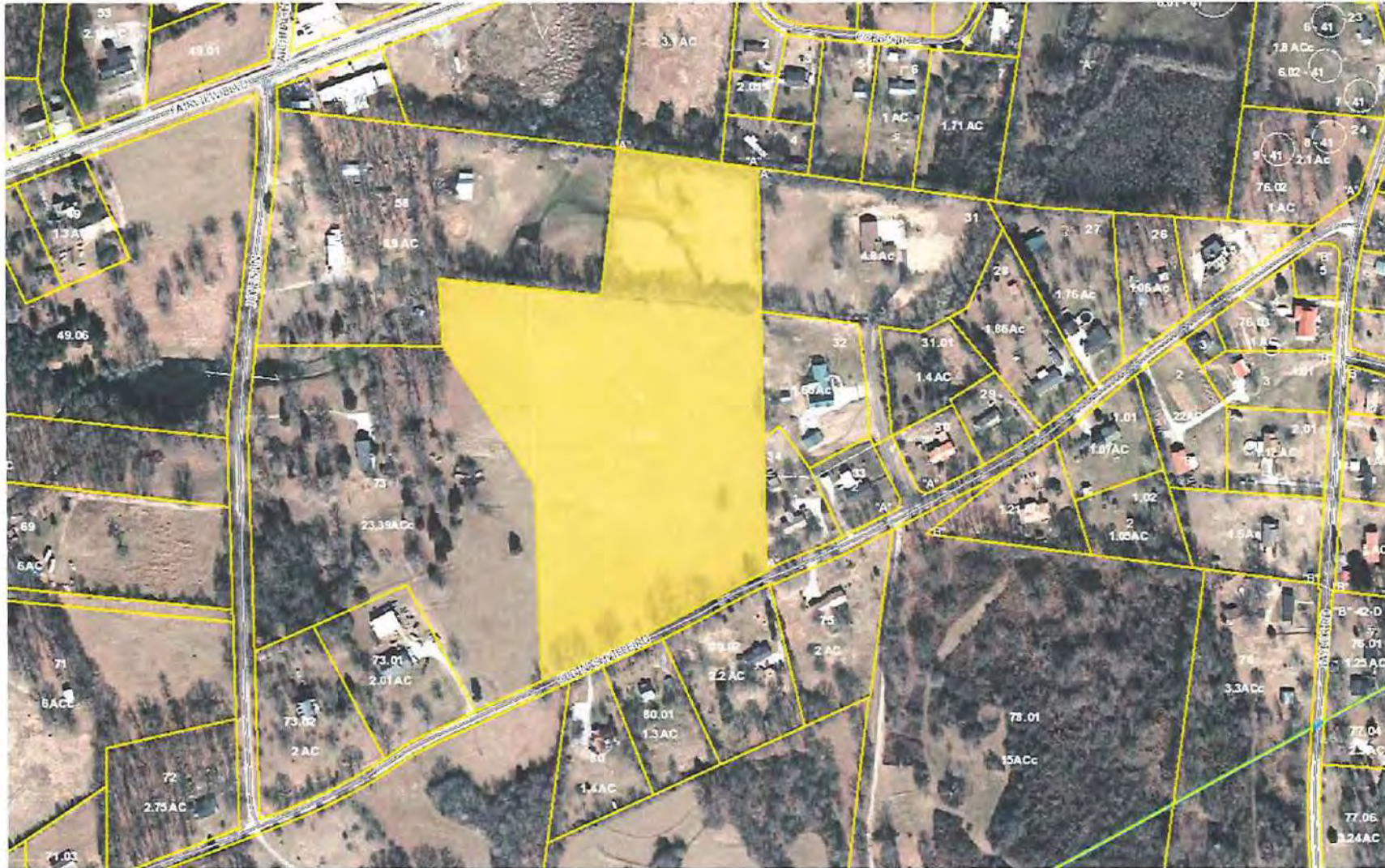
FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID 1/13/17

DATE OF APPROVAL BY PLANNING COMMISSION 3/14/17

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS _____

REQUEST FOR ZONING OF RS40 to R15 RPUD OVERLAY



BK: 4979 PG: 309-313

09053552

This instrument prepared by:
 M.T. Taylor, Jr. - Attorney at Law
 339 Main Street
 Franklin, TN 37064
 (615) 794-0807 / FAX 591-4376

PICK UP

| | |
|-----------------------------|-----------------------|
| 5 PGS - AL - QUITCLAIM DEED | |
| TRACY BATCH: 187567 | 12/29/2009 - 10:20 AM |
| BATCH | 167587 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 25.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 27.00 |

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

This instrument was prepared solely upon the information provided by the parties with no title examination being made and the parties hereto hold M.T. Taylor, Jr. - Attorney at Law harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:

SEND TAX BILLS TO:

MAP AND PARCEL NO.:

Reda Olivia Kidder, Jennifer Rose Bufford,
 and James Ricky Jones

SAME

part of: 42 / _____

c/o Jennifer Rose Bufford

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged that the Irene Jones Trust, Grantor, by these presents, does hereby quitclaim and convey unto Reda Olivia Kidder, Jennifer Rose Bufford, and James Ricky Jones, Grantees, their heirs, successors, and assigns all of its right, title, and interest subject to a Right of Reversion described below, in and to the following described property in the 1st Civil District of Williamson County, Tennessee, described as follows, to-wit:

See Attached - Exhibit "A" - Legal Description (1.51 A+/- off Old Nashville Rd.)

Being part of the same property conveyed to Grantor by deed of record in Book 1149, page 368, Register's Office for Williamson County, Tennessee.

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

That the above described will revert to the Grantors, their successors, heirs, or assigns upon the occurrence of the first of the following:

a) Notice in writing from Terry Jones, the Trustee of the Neal Irene Jones Trust or all the heirs of Neal Irene Jones, to Grantees, their heirs, successors, or assigns that

with which the above property is being combined.

d) Any condemnation or taking that reduces Grantees property acreage so it no longer qualifies for Greenbelt.

This is property known as: 1.51 Acres off Old Nashville, Road, Fairview, TN.

Any Rollback Taxes resulting from this transfer or the exercise of the Right of Reversion and any legal expense or recording cost arising from the exercise of the Right of Reversion shall be paid by Grantees, their heirs, successors, or assigns.

WITNESS OUR HANDS this 23 day of Dec, 2009, in Franklin, Tennessee.

Irene Jones Trust
By Roger Keith Jones
Roger Keith Jones / Trustee

Joined in by:

Roger Keith Jones
Roger Keith Jones (Individually)

Charles Terrance Jones
Charles Terrance Jones (Individually)

Nancy Jones Holt
Nancy Jones Holt (Individually)

STATE of TENNESSEE
COUNTY of WILLIAMSON

Before me, Teresa L. Pitts, a Notary Public of the State and County aforesaid, personally appeared Roger Keith Jones, with whom I am personally acquainted, [or proved to me on the basis of satisfactory evidence], and who, upon oath, acknowledged himself to be the Trustee for the within named bargainor, the Irene Jones Trust, and that he, as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Irene Jones Trust by himself as Trustee.



WITNESS my hand, at office, this 23 day of Dec, 2009.

Teresa L. Pitts
NOTARY PUBLIC

Notary Commission Expires: 8/19/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, Roger Keith Jones, Individually, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

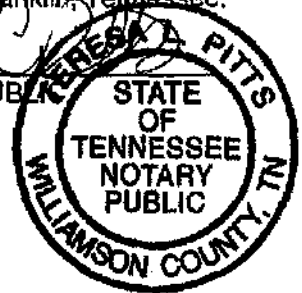
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Charles Terrance Jones, Individually**, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 23 day of Dec, 2009, in Franklin, Tennessee.

My Commission Expires: 8/19/13

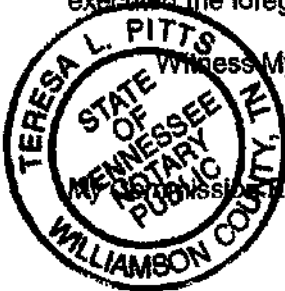
NOTARY PUBLIC



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Nancy Jones Holt, Individually**, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 23 day of Dec, 2009, in Franklin, Tennessee.



My Commission Expires: 8/19/13

NOTARY PUBLIC

Joined In by;

Reda Olivia Kidder
Reda Olivia Kidder (Individually)

Jennifer Rose Bufford
Jennifer Rose Bufford (Individually)

James Ricky Jones
James Ricky Jones (Individually)

To evidence their agreement to the terms of Reversion.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Reda Olivia Kidder, Individually**, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that

file: 42-74.00

REDA OLIVIA KIDDER, JENNIFER ROSE BUFFORD
AND JAMES RICKY JONES
15.02 ACRES ON OLD NASHVILLE ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 42, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, FAIRVIEW, TENNESSEE. BOUNDED IN GENERAL BY OLD NASHVILLE ROAD ON THE SOUTH; IRENE JONES TRUSTEE REMAINDER AND DAVID G. JONES ON THE WEST; PAUL TOMLINSON AND PAUL BUTTREY ON THE NORTH; DAVID N. McKINNEY, GARY W. DONNELLY, JR., JERRY K. CARTER AND LOT 1 OF LONE OAK SUBDIVISION ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WITNESS IRON PIN AT A 20" SYCAMORE ON THE NORTH SIDE OF OLD NASHVILLE ROAD IN THE EAST LINE OF IRENE JONES TRUSTEE (REF. DEED BOOK 1149 PAGE 368 R.O.W.C., PROPERTY MAP 42 PARCEL 73) THENCE LEAVING THE ROAD AND WITH JONES' EAST LINE N05°29'18"W 468.46' TO AN IRON PIN SET; THENCE N34°35'28"W 425.64' TO AN IRON PIN SET, A SOUTHEASTERLY CORNER OF DAVID G. JONES (REF. DEED BOOK 133 PAGE 96 R.O.W.C.); THENCE WITH DAVID JONES' EAST LINES N05°31'49"W PASSING A WITNESS IRON PIN SET AT 135.20' IN ALL 145.20' TO A POINT IN A SMALL CREEK; THENCE RUNNING UP THE CREEK S88°31'49"E 387.75 TO AN IRON PIN SET IN THE DITCH, THENCE CONTINUING WITH DAVID JONES N02°58'11"E 351.45' TO AN IRON PIN SET (FORMERLY A 42" POPLAR, NOW DOWN) IN THE SOUTH LINE OF THOMAS TAYLOR (REF. DEED BOOK 99 PAGE 31 R.O.W.C.); THENCE LEAVING DAVID G. JONES AND WITH TAYLOR'S SOUTH LINE S85°52'07"E 6.18' TO AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF PAUL TOMLINSON (REF. DEED BOOK 117 PAGE 318 R.O.W.C.); THENCE LEAVING TAYLOR AND WITH TOMLINSON'S SOUTH LINE S85°52'07"E 250.11' TO AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF PAUL BUTTREY (REF. DEED BOOK 1406 PAGE 384 R.O.W.C.); THENCE LEAVING TOMLINSON AND WITH BUTTREY'S SOUTH LINE S85°52'07"E 93.74' TO A 24" WILD CHERRY TREE, THE NORTH WEST CORNER OF DAVID N. McKINNEY (REF. DEED BOOK 370 PAGE 223 R.O.W.C.); THENCE LEAVING BUTTREY AND WITH McKINNEY'S WEST LINE S04°20'08"E 346.55' TO AN EXISTING IRON PIPE ON THE SOUTH SIDE OF THE DITCH, THE NORTHWEST CORNER OF GARY W. DONNELLY, JR. (REF. DEED BOOK 1303 PAGE 55 R.O.W.C.); THENCE LEAVING McKINNEY AND WITH DONNELLY'S WEST LINE S04°20'27"E 255.79' TO AN EXISTING IRON PIPE, THE NORTH WEST CORNER OF JERRY K. CARTER (REF. DEED BOOK 729 PAGE 675 R.O.W.C.) AND CONTINUING ALSO WITH LOT 1 OF LONE TREE SUBDIVISION (REF. PLAT BOOK 3 PAGE 38 R.O.W.C.); THEN WITH CARTER AND LOT 1'S WEST LINES S04°55'02"E PASSING AN EXISTING WITNESS IRON PIN AT 379.33' IN ALL 392.33' TO A POINT IN THE CENTER OF OLD

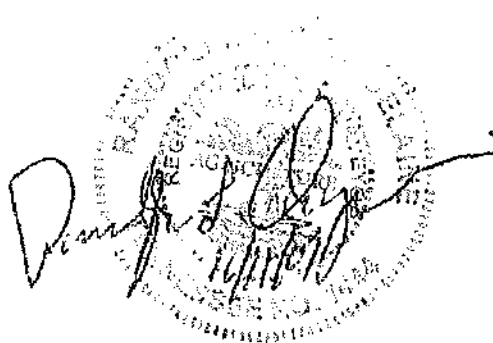
NASHVILLE ROAD; THENCE WITH THE CENTER OF OLD NASHVILLE ROAD
S62°19'44"W 36.15' TO A POINT; THENCE WITH A CURVE TO THE LEFT
HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=04°26'10"; RADIUS=1290.91'; ARC=99.95'; TANGENT=50.00';
CHORD=S60°06'39"W 99.93'; TO A POINT; THENCE S57°53'34"W 96.66' TO A
POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING
CHARACTERISTICS:

DELTA=02°59'54"; RADIUS=1910.56'; ARC=99.98'; TANGENT=50.00';
CHORD=S59°23'31"W 99.97' TO A POINT; THENCE S60°54'34"W 261.69' TO A
POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING
CHARACTERISTICS:

DELTA=00°19'37"; RADIUS=3317.39'; ARC=18.94'; TANGENT=9.47';
CHORD=S61°04'24"W 18.94' TO A POINT, THE SOUTH EAST CORNER OF THE
AFOREMENTIONED IRENE JONES TRUSTEE; THENCE LEAVING THE CENTER
OF THE ROAD WITH JONES' EAST LINE N05°29'18"W 19.79' TO THE POINT OF
BEGINNING, CONTAINING 15.02 ACRES, MORE OR LESS, AND BEING THE
REDA OLIVIA KIDDER, JENNIFER ROSE BUFFORD AND JAMES RICKY JONES
PROPERTY AS RECORDED IN DEED BOOK 4875 PAGE 816, COMBINED WITH
DEED BOOK PAGE REGISTER'S OFFICE, ACCORDING TO A SURVEY
BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062 AND DATED NOVEMBER 11, 2009.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS,
COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.



EXECUTOR'S DEED

| | | |
|--|--------------------|---|
| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
| Reda Olivia Kidder, Jennifer Rose Bufford and James Ricky Jones | (same) | Map 42, Parcel 79 and Map 22 Parcel 167 |

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Paul C. Hayes,
Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760
STATE OF TENNESSEE)
COUNTY OF Lewis

The actual consideration for this transfer is \$-0-.



Jennifer Rose Bufford James Ricky Jones
Affiant

Subscribed and sworn to before me, this the 17th day of June, 2009.

Margie Jones
NOTARY PUBLIC

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), and other good and valuable consideration, Jennifer Rose Bufford, Executrix of the Estate of James Crawford Jones, by these presents, does hereby quitclaim and convey unto Reda Olivia Kidder, Jennifer Rose Bufford and James Ricky Jones (the "Grantees"), their heirs and assigns, all of her right, title and interest, in and to the following described land in Williamson County, Tennessee:

Tract No. 1:

Being a tract of land as shown on property Map 42, Assessor's Office, and lying wholly within the 1st Civil District of Williamson County, partially in Fairview, Tennessee. Lying south of Old Nashville Road, bounded in general by Paul R. Begley, Narva Mai Curle, John Thomas Medvecky and James Troy Curle on the north; Margaret C. Jones on the east and south; Murrey Thomas Taylor on the west, the southern portion of Lot 6 of Pasadena Subdivision (Deed Book 39 Page 292 R.O.W.C.). More particularly described as follows:

Commencing at an iron pin set on the south side of Old Nashville Road (25' from the center), in the east line of James Troy Curle

(Ref. Deed Book 4250 Page 976 R.O.W.C.); thence leaving Old Nashville Road and with Curle's east line $S03^{\circ}21'34''W$ 402.46' to an existing iron stake, the true point of beginning for the following described tract: Thence leaving Curle and with Tract 1 of Margaret C. Jones (Ref. Deed Book 4489 Page 273 R.O.W.C.) $S03^{\circ}25'36''W$ 2081.89' to a point in the north line of Tract 2 of the aforementioned Margaret C. Jones; Thence with the north line of said Tract 2, $N86^{\circ}35'01''W$ 98.71' to a point; Thence $N67^{\circ}53'38''W$ 650.21' to an iron pin set, the southeast corner of Murrey Thomas Taylor (Ref. Deed Book 99 Page 30 R.O.W.C.); Thence leaving Margaret C. Jones and with Taylor's east line $N03^{\circ}25'01''E$ 1432.42' to a wood fence post, the southwest corner of Paul R. Begley (Ref. Deed Book 671 Page 426 R.O.W.C.); Thence leaving Taylor and with Begley's south line $N62^{\circ}17'55''E$ 263.56' to a wood fence post, the southwest corner of Narva Mai Curle (Ref. Deed Book 273 Page 932 R.O.W.C.); Thence leaving Begley and first with Curle and then with John Thomas Medvecky's (Deed Book 696 Page 706 R.O.W.C.) south line $N61^{\circ}35'38''E$ 409.19' to a wood post, the southwest corner of the aforementioned James Troy Curle; Thence leaving Medvecky and with Curle's south line $N61^{\circ}26'46''E$ 91.71' to an existing iron pipe; Thence $N60^{\circ}55'02''E$ 75.73' to the true point of beginning, containing 29.04 acres, more or less, and being the same property quitclaimed by Margaret C. Jones to James C. Jones in Deed Book 4489 Page 275 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated may 15, 2008.

Tract No. 1 being part of the property conveyed to James C. Jones by deed from Earl Mangrum and Vernon Buttery, to James C. Jones and wife, Margaret C. Jones, of record in Deed Book 87, page 15, said Register's Office, and by deed from Margaret C. Jones, of record in Book 4489, page 275, said Register's Office, the said James C. Jones having since died. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

Tract No 2:

Bounded generally as follows: Bounded on the north by Thompson; bounded on the east by 96 Highway; bounded on the south by Varden; bounded on the west by the balance of the Bateman property, containing 1 acre.

Tract No. 2 being part of the property conveyed to James C. Jones, by deed from Mable O. Bateman, James C. Bateman, Batrice Bateman Leverette, Clifford Bateman and Lennie Bateman to James C. Jones and wife, Margaret C. Jones, of record in Deed Book 106, page 354, said Register's Office, and by deed from Margaret C. Jones, of record in Book 4489, page 271, said Register's Office, the said James C. Jones having since died. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

Tract No. 3:

Bounded on the north by Thompson; bounded on the east by James Jones; bounded on the south by Varden; bounded on the west by Lennie Bateman Beal, containing 1 acre, more or less.

Tract No. 3 being the same property conveyed to James C. Jones, by deed from Lennie Bateman Beal and husband, James Beal, and Mabel O. Bateman to James C. Jones and wife, Margaret C. Jones, of record in Deed Book 132, page 365, said Register's Office, by deed from Lennie Bateman Beal, of record in Deed Book 140, page 220, said Register's Office, and by deed from Margaret C. Jones, of record in Book 4489, page 271, said Register's Office, the said James C. Jones having since died. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

Tract No. 4:

Beginning at a stake in the Old Cox Pike, Charles Jones southeast corner passing a sycamore on the north side of Pike, running north $5\frac{1}{2}^{\circ}$ west 59.3 poles to a stake in the center of a ditch in Luther Jones line; thence up the ditch south $88\frac{1}{2}^{\circ}$ east 10.8 poles to a stake, his corner; thence north 3° east 21.3 poles to a large poplar in the Old Smith east boundary line, this poplar being Thomas Taylor and Isaac Cobb's corner; thence with Cobb's line south 87° east 21.3 poles to a cherry; thence south 4° east 61 poles to a stake in the Cox Pike; thence with said Pike south $61\frac{1}{2}^{\circ}$ west 37 poles to the beginning, containing 14.8 acres, more or less.

Tract No. 4 being the same property conveyed to James Crawford Jones by deed from Albert Luther Jones, Tom G. Jones, Andrew

Ray Jones and Charles E. Jones, of record in Deed Book 107, Page 499, said Register's Office. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 17th day of June, 2009.

Jennifer Rose Bufford
Jennifer Rose Bufford, Executrix of the Estate
of James Crawford Jones

STATE OF TENNESSEE)
COUNTY OF Lewis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Rose Bufford, Executrix of the Estate of James Crawford Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at my office in Hohenwald, Tennessee,
this the 17th day of June, 2009.

Margie Jones
NOTARY PUBLIC

My Commission Expires: 1-18-2010



BK/PG:4875/816-819

09032111

| | |
|------------|----------|
| DEED | |
| 07/13/2009 | 11:26 AM |
| BATCH | 154302 |
| REG TAX | 0.00 |
| TRN TAX | 0.00 |
| REC FEE | 20.00 |
| DP FEE | 2.00 |
| REG FEE | 0.00 |
| TOTAL | 22.00 |

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

City of Fairview

ORDINANCE NO. 2017-05

11B

AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL CODE, TITLE 7, CHAPTER 5, SECTIONS 7-501 THROUGH 7-514, "FIREWORKS."

Be it Ordained by the City of Fairview, Tennessee as follows:

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee, have determined that the Municipal Code of the City of Fairview, Tennessee should be revised and that the best interest and welfare of all the citizens of the City of Fairview, Tennessee, will be served by amending the Fairview, Tennessee, Municipal Code, Title 7, Chapter 5, Sections 7-501 – 7-514.

Therefore, Be it Ordained by the City of Fairview, Tennessee as follows:

Fairview, Tennessee Municipal Code, Title 7, Chapter 5, Sections 7-501 – 7-514, "Fireworks," is hereby amended, where noted, to read as follows:

SECTION

- 7-501. Purpose.
- 7-502. Definitions.
- 7-503. Permits required.
- 7-504. Permit fee.
- 7-505. Repealed.
- 7-506. Permissible types of fireworks.
- 7-507. Conditions for sale and use of permissible articles.
- 7-508. Repealed.
- 7-509. Public displays – permits --regulations.
- 7-510. Regulations governing storing, locating or display of fireworks.
- 7-511. Repealed.
- 7-512. Seizure and destruction of fireworks.
- 7-513. Penalty for violation.
- 7-514. Exceptions to application.

7-501. Purpose. The purpose of this chapter is to provide for the use of certain fireworks for use by properly permitted non-profit organizations within the corporate limits of the City of Fairview, Tennessee within certain guidelines, which shall provide for the general safety and welfare of the citizens thereof.

7-502. Definitions. As in this chapter, the following terms shall have the meaning described to them herein, unless clearly indicated otherwise:

(1) "D.O.T. Class C (1.4G) common fireworks" means all articles of fireworks as are now or hereafter classified as "D.O.T. Class C (1.4G) Common fireworks" in the regulations of the United States Department of Transportation for transportation of explosive and other dangerous articles;

(2) "Person" means any individual, firm, partnership or corporation;

(3) "Permit" means the written authority of the City of Fairview and the Tennessee State Fire Marshall issued under authority of this section and Tennessee state law;

(4) "Sale" means an exchange of articles of fireworks for money and also includes the barter, exchange, gift or offer thereof, and each such transaction made by any person, whether as principal, proprietor, salesman, agent, association, co-partnership, of one or more individuals;

(5) "Special fireworks" means all articles of fireworks that are classified as Class B (1.3G) explosives in the regulations of the United States Department of Transportation and includes all articles other than those classified as Class C (1.4G);

(6) "Unregulated or novelty fireworks" those fireworks that are not regulated by State, Federal or Local Statutes or Ordinances and contain no more than (5) grams of pyrotechnic composition per individual device. (as added by Ord. #430, May 1998, and amended by Ord. #762, Nov. 2009)

7-503. (a). Permits required. It shall be unlawful for any person, other than a person acting exclusively on behalf of a registered non-profit organization to sell, store, offer for sale, ship or cause to be shipped into the City of Fairview except as herein provided any item of fireworks, without first having secured the required applicable permit as a distributor, wholesaler or retailer, from both the City of Fairview Fire Chief and his/her assigns, and the State Fire Marshall (as required by Tennessee Code Annotated, §68-104-101, et seq.), possession of said permits being hereby made a condition pre-requisite to selling, storing, or offering for sale, shipping or causing to be shipped, any fireworks into the City of Fairview, except as herein provided. Permits issued under this section are not transferrable.

(b). Tax Exempt Status. Proof of valid Internal Revenue Service 501-C(3) tax exempt status shall be required for any person and/or entity proposing to sell fireworks. The City of Fairview shall issue

no permit for the sale of fireworks unless the applicant has first provided documentation that it is a registered non-profit organization.

7-504. Permits fee. The permit fee for the permit provided for in §7-503 of this chapter shall be two hundred and fifty dollars and no cents (\$250.00).

7-505. [Repealed.]

7-506. Permissible types of fireworks. It is unlawful for any individual, firm, partnership or corporation to sell fireworks of any type except those defined in Article 7-502 within the Corporate Boundaries of the City of Fairview, Tennessee.

7-507. Conditions for use of permissible articles. **[TO REMAIN AS CURRENTLY ADOPTED.]**

7-508. [Repealed].

7-509. Public display - - permits - - regulation. **[TO REMAIN AS CURRENTLY ADOPTED.]**

7-510. Regulations governing storing, locating or display of fireworks. **[TO REMAIN AS CURRENTLY ADOPTED.]**

7-511. [Repealed].

7-512. Seizure and destruction of fireworks. **[TO REMAIN AS CURRENTLY ADOPTED.]**

7-513. Penalty for Violation. **[TO REMAIN AS CURRENTLY ADOPTED.]**

7-514. Exception to application. **[TO REMAIN AS CURRENTLY ADOPTED.]**

THEREFORE BE IT ORDAINED, by the Fairview Board of Commissioners that the Fairview, Tennessee Municipal Code, be amended to include this Ordinance as amended.

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED, that this Ordinance shall take effect upon second reading, the public welfare requiring it

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

May 4, 2017

Passed Second Reading

AN ORDINANCE TO CHANGE THE ZONING OF C
PROPERTY IN THE CITY OF FAIRVIEW, TENNESSEE,
LOCATED OFF FAIRVIEW BOULEVARD, OWNED BY
DONALD M. CUNNINGHAM AND ROSEMARY CUNNINGHAM
REVOCABLE LIVING TRUST, AS SHOWN ON, WILLIAMSON
COUNTY, TAX MAP 23, PARCEL 44.01, FROM RM - 12, TO
R20.

WHEREAS, a public hearing before the Board of
Commissioners of the City of Fairview, Tennessee was held on
the 18th of May, 2017, pursuant to a resolution adopted on April
20, 2017; and

WHEREAS, it appears to the Board of
Commissioners of the City of Fairview, Tennessee that the
owners Donald M. Cunningham and Rosemary Cunningham,
have requested a changing of the Zoning Classification relative
to the property below described and that the said request is well
taken and,

**NOW, THEREFORE, BE IT ORDAINED BY THE
CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS;**

**THE ZONING CLASSIFICATION FOR ALL THE
BELOW DESCRIBED PROPERTY IS DESIGNATED AS AND
CHANGED FROM ITS PRESENT ZONING DESIGNATION RM
- 12, TO R – 20. THE PROPERTY FOR WHICH THE ZONING
CHANGE IS MADE AND OR ADOPTED IS DESCRIBED AS
FOLLOWS:**

Williamson County, Tennessee, **Tax Map
23, Parcel 44.01**, Recorded in **Deed
Book 4762, Pages 419 - 420**, Register's Office for
Williamson County, Tennessee. The description
is hereby Incorporated into and made a part of

This

Ordinance by reference as fully as if copied into
This ordinance verbatim.

This Ordinance shall take effect at the earliest date
provided by law following its final reading and approval, the
public welfare requiring it.

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: April 20, 2017

Passed second reading: _____

Public Hearing Held on: _____

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-3

DATE: MARCH 14, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.2 DISCUSS AND/OR TAKE ACTION ON REZONING REQUEST FOR LOT 2 OF DONALD H. TIDWELL SUBDIVISION FROM RM12 TO R-20. MAP 23, PARCEL 44.01, 4.74 ACRES. DONALD M. & ROSEMARY CUNNINGHAM, REVOCABLE LIVING TRUST, OWNER.

Mangrum recused himself. Chapdelaine was present to represent. Carroll asked Chapdelaine they were taking this from condo's to two lots. Burks stated does he have a letter stating he is representing the owner. Chapdelaine stated he is his agent, surveyor working for him. Burks ask Chapdelaine does he have an agency agreement, it is required. Chapdelaine stated this was a last minute; he just called today and said he couldn't make the meeting. Chapdelaine stated he could turn that in at a later time, if that is acceptable. Burks asked Cantrell, Cantrell stated as long as it's here before the 1st reading; they can pass contingent upon having the authorization. Burks stated just wanted to make sure they hold everyone to the same standard across the Board. Hall stated our new application & requirement when on line yesterday. Beata asked was there an existing driveway. Chapdelaine stated there is a small culvert and existing driveway. Beata asked is that where this road easement is for lot 2. Chapdelaine stated it is not. Beata stated so TDOT will have to approve. Chapdelaine stated yes that's correct. Carroll asked does he know what they want to put on this land. Chapdelaine stated he believes he wants to put a home on the 1st lot. Beata stated he would like to see one road coming from this property, so lot 1 would be using the easement from lot 2. Burks asked Owen, he noticed no Staff Comments, were there any concerns that weren't mentioned. Butler asked Owen is there anything that speaks to that setback based on the primary road. Owen stated this is a straight rezoning to R-20, not a PUD, it's nice to have this proposed plat; technically the action in hand is just the rezoning consideration, since it is just a straight rezoning. Owen stated probably the time to address as far as the access and the driveways would be at the staff level on the minor final that would be administratively approved, since their just creating two lots. Owen stated that; s what they've typically done in the past and what their book allows and they can try to address that if that's something the Planning Commission desires. Mitchell made a motion for approval contingent upon the written authorization from the owner. Dowdy Seconded. All were in favor.

City of Fairview

7100 City Center Way
Fairview, TN 37062-0069



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property.
3. A list of Names and addresses of all adjacent property owners.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the authority to request the zoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Request No. _____ Date Submitted _____

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☒ Property Owner ☐ Purchaser of Property ☐ Engineer Trustee
☐ Architect ☐ Other _____

Name: Jessica C. Mangrum, JR Phone: _____
Donald M & Rosemary Cunningham Revocable Living Trust
Business: _____ E-mail: _____

Address: _____ Best Way to Contact: _____
City: Nashville State: TN Zip: 37205 (Mail, E-mail, Phone)

SECTION 2 – Property Information for the Rezoning Request

Project Name: Resubdivision of Lot 2 Donald H. Tidwell Subdivis
Project Address: Fairview Blvd
(no address assigned)

Existing Land Use: RM-12 Multi-Family Residential

Proposed Land Use: Residential R20

Total Acreage of Project/Rezoning: 4.73 acres

| TAX MAP | PARCEL(S) | CURRENT ZONING DISTRICT | REQUESTED ZONING DISTRICT | # OF ACRES | PROPERTY OWNER |
|---------|-----------|-------------------------|---------------------------|------------|--|
| 23 | 44.01 | RM12 | R 20 | 4.73 | Donald m & Rosemary Cunningham Revocable Living Trust |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: Justine C. Mangrum, Trustee Date: 2-17-17

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID 2/16/2017 \$200.00 paid

DATE OF APPROVAL BY PLANNING COMMISSION 3/14/2017

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS _____

[illegible]

DATE _____

TIME _____

LOCATION _____

THE MEMBERS CERTIFY THAT THE ATTENDANCE LIST SHOWS PRESENCE AND LEGITIMATE TO
COMPLY WITH THE REQUIREMENTS OF THE BYLAWS, AND THAT THE SIGNATURE OF THE
MEMBERS WHO ARE NOT IN THE LIST, OF THE PLANNING COMMISSION AND
OF THE BOARD, HAS BEEN AFFORDED FOR RECORD IN THE OFFICE OF THE SOCIETY
RECORDS.

DATE _____

SECRETARY, EMERGENCY PLANNING COMMISSION

FOIA, UNLESS INDICATED BY

LIBRARY CERTIFY THAT THE FOLLOWING LIBRARY SYSTEMS OBTAINED REGIONAL AWARD RECOGNITION IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE CONSUMER REQUIREMENTS.

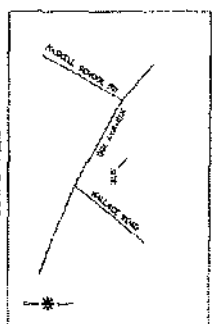
DATA SYSTEM

DATE _____

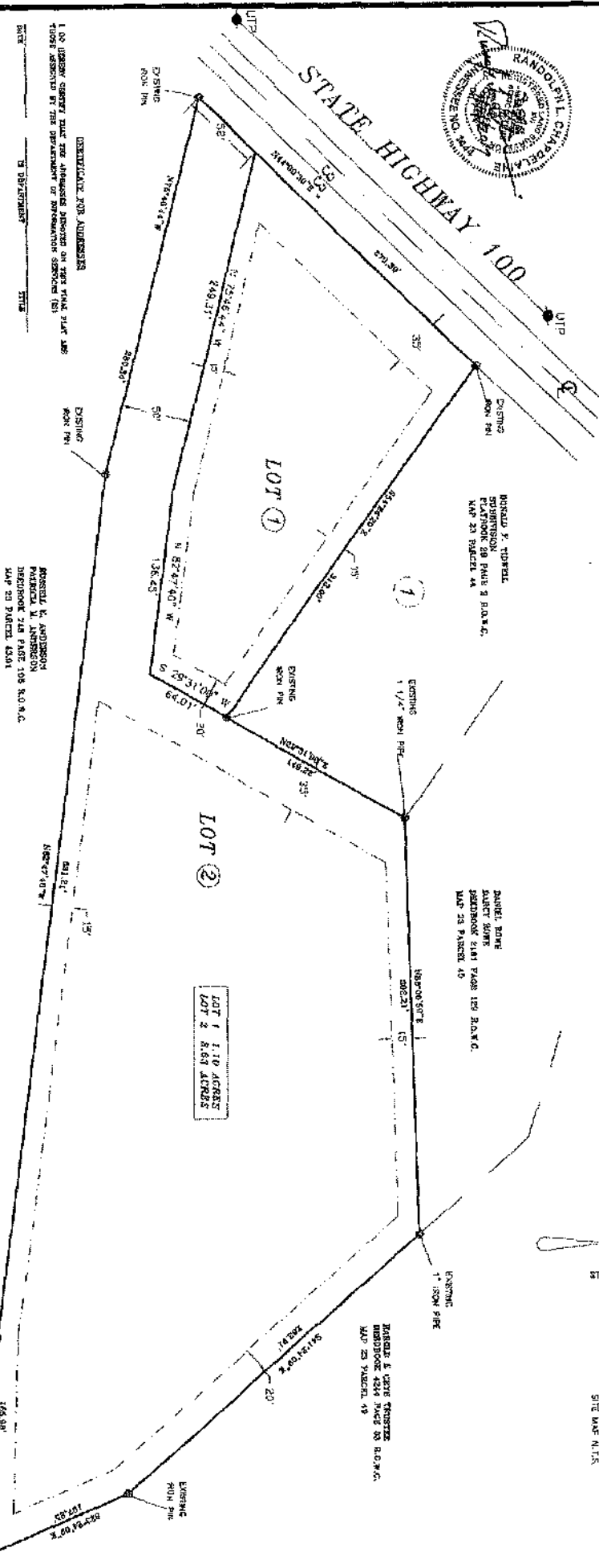
AUTHORIZED SIGNATURE _____

DATE _____

ATTESTED SIGNATURE _____



STATE HIGHWAY 100



I DO HEREBY CERTIFY THAT THE ABOVE IS DISCLOSED ON THIS FINAL PAGE
THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION SERVICES (SIS)

DATE 11-11-64 BY DAVID M. HARRIS 25113

it is necessary to identify that the following black box (resembles a typical neuron) will be installed or accommodate with multiple transmitters, selected requirements.

DATE.....
KNOW THESSALIAN LETTERS.....

SECRET

USABILITY OF ACCURACY

7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799-8104 fax (615) 799-2017

ANDRE DOLPH L. CHAPPELAIN
TN, RL5, 1444

PROCESSED BY THE DEPARTMENT SURVEY IN 21,000 AS SHOWN HEREON.
DATE 2/14/50 BY Frank J. DeLo
REGISTER SURVEYOR
W. H. L. & 1000

[illegible]

OWNER DONALD M & ROSEMARY CLINCKHAM/ ROTHDALE BRIND TRUST
PO BOX 50221
NASHVILLE, TENNESSEE 37025
DEED BOOK 4762 PAGE 419
LOT 2 OF DONALD H/ROSEMARY CLINCKHAM
PLATBOOK 28 PAGE 2
1ST CIVIL DISTRICT OF WILKINSON COUNTY, TENNESSEE
PROPERTY MAP 28 PARCEL 54.03
DATE FEBRUARY 14, 2017
3 TRACT 2.14 ACRES
SCALE 1"=50'

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

AGENCY AGREEMENT

City of Fairview
Zoning, Planning, Codes

Date: 3/16/17

Applicant Name: Donald M. & Rosemary Cunningham
Address of Property: FVBLD.

Revocable
Living Trust
by Jessica C.
Mangrum,
Trustee

This document is proof of the existence of an agency agreement by and between Jessica C. Mangrum, Trustee (applicant) and Chapelaine & Associates (representative). This document may be introduced into the record(s) of any administrative or legal proceeding as conclusive proof of said agency agreement during the period of time of the existence of the agreement and for the specific project herein designated. The project for which the agency agreement is applicable is Lot 2 Fv Blvd.

This agency Agreement shall expire at the end of the month which is Six (6) months from the date of the execution of the agreement.

Applicant Name: Jessica C. Mangrum, Trustee for Donald M. & Rosemary Cunningham
Applicant Signature: [Signature]

Revocable
Living Trust

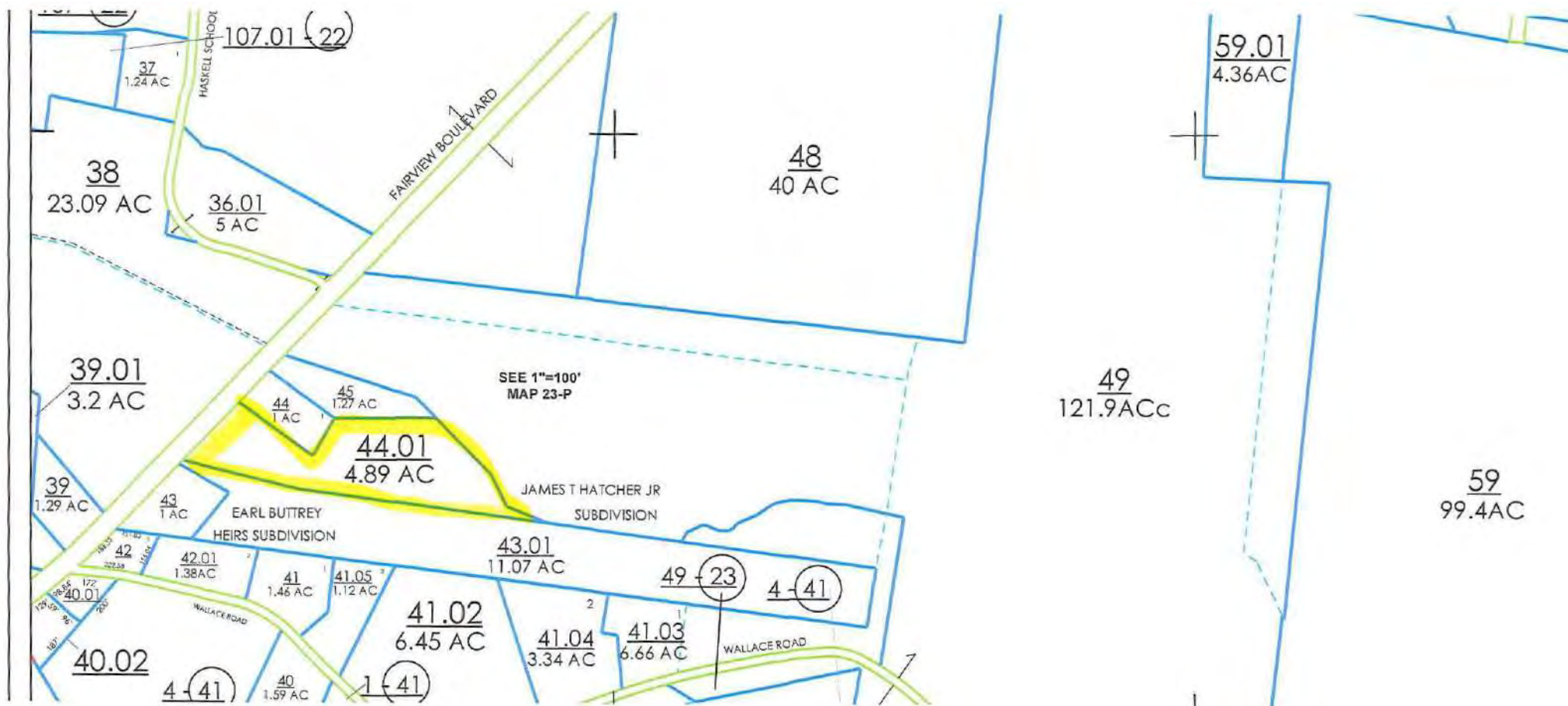
Representative Name: Chapelaine & Associates, Inc. employee
Representative Signature: [Signature] RLS

Sworn to and subscribed before me on this 16th day of MARCH, 2017

Notary Public: [Signature]

Commission Expiration: 3-10-2019





Jessica C Mangrum, Trustee
For Donald M and Rosemary Cunningham Revocable Living Trust
PO Box 50261
Nashville, TN 37205

February 16, 2017

I am the Trustee for property owner of Map 23 Parcel 44.01 deed book 4762 page 419 R.O.W.C. at Fairview, Blvd. Fairview, TN 37025. Also shown as a 4.89 acre parcel, Lot 2 Donald H Tidwell Plat Book 29 Page 2.

This property is currently zone RM12 where I wish to rezone to R-20 . My intention is to create a two lot subdivision utilizing the current topography in order to build two separate residential homes with minimum building setbacks.

Jessica C. Mangrum, Trustee
2-16-17

THIS INSTRUMENT PREPARED BY:

Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:

Donald M. Cunningham, Trustee

SEND TAX BILLS TO:

NEW OWNER

MAP/PARCEL:

Map 23
Parcel 44.01

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Donald Cunningham**, for and in consideration of Ten and no/100's (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Donald M. Cunningham, Trustee of the Donald M. and Rosemary Cunningham Revocable Living Trust**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Williamson County, Tennessee, described as follows:

Land in Williamson County, Tennessee, Being Lot No. 2 on the Plan of Donald H. Tidwell Subdivision of record in Plat Book 29, page 2, Register's Office for Williamson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald Cunningham by deed from Bernie Bloemer of record in Book 4630, page 6, Register's Office for Williamson County, Tennessee.

This is unimproved property known as: Lot 2 Fairview Blvd., Fairview, TN.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 5th day of March, 2009.


Donald Cunningham


Jessica C. Mangum, Trustee

BK/PG:4762/419-420

09011454

| | |
|---------------------|--|
| QUITCLAIM DEED | |
| 03/13/2009 04:15 PM | |
| BATCH 143410 | |
| MTG TAX 0.00 | |
| TRN TAX 0.00 | |
| REG FEE 10.00 | |
| DP FEE 2.00 | |
| REG FEE 0.00 | |
| TOTAL 12.00 | |


STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

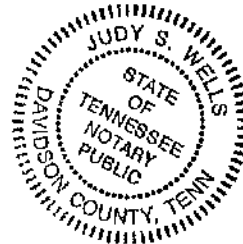
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald Cunningham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

5th Witness my hand and official seal at office at Brentwood, Tennessee, on this the day of March, 2009.

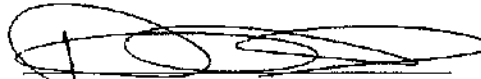

Notary Public

My Commission Expires: 9/3/2012




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

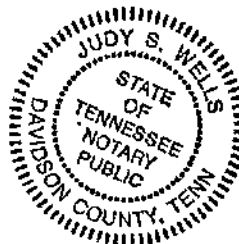
The actual consideration for this transfer is \$0.00.


Affiant

Sworn to and subscribed before me this the 5th day of March, 2009.


Notary Public

My commission expires: 9/3/2012



12A

RESOLUTION 07-17

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Tax Map 42, Parcels 78.00 (87.71 Acres), 78.01 (15 Acres), 79.00 (13.00 Acres), and 79.01 (16.04 Acres) = Total of 131.75 Acres

7818 Old Nashville Hwy

Owners: Jennifer Rose Bufford, Reda Kidder

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Fairview Tennessee as follows:

A. That a public hearing is hereby scheduled for 7:00 pm on June 15, 2017 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Tax Map 42, Parcels 78.00 (87.71 Acres), 78.01 (15 Acres), 79.00 (13.00 Acres), and 79.01 (16.04 Acres) = Total of 131.75 Acres

7818 Old Nashville Hwy

Owners: Jennifer Rose Bufford, Reda Kidder

B. That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Observer, a newspaper of general circulation in such territory and the City of Fairview.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Mayor

Date:

ATTEST: City Recorder

Approved as to Form and Legality this ____ day of _____, 20____

City Attorney

**PROPOSED PLAN OF SERVICES TO ACCOMPANY
RESOLUTION 07-17**

WHEREAS, TCA 6 –51 – 102, as amended, requires that a Plan of Services be adopted by the governing body of a City prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, THAT:

Section 1. Pursuant to the provisions of **TCA 6 –51 – 102**, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Police

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

B. Fire

1. Fire protection by the present personnel and equipment of the Fairview City Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

1. Water for domestic, commercial, and industrial use will be provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**
2. Water for fire protection will be provided and water lines and fire hydrants will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

D. Sanitary Sewers

1. At present Sanitary Sewer Service is not available. If and when such service becomes available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.

The City of Fairview, Tennessee, does not provide this service.

E. Refuse Collection

1. Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The County of Williamson under the standards currently prevailing in Williamson County, Tennessee, will serve the County Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the City, will serve the City Controlled Streets in the annexed area.

G. Schools

1. The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

1. Any inspection services now provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Street Lighting

1. The State, County, or City under the standards currently prevailing for the appropriate authority will serve the annexed area.

K. Recreation

1. Residents of the annexed area may use all City and County parks on and after the effective date of annexation.

L. Miscellaneous

1. Where they are needed, street name signs will be installed as soon as the need for emergency services to the annexed area is deemed necessary by the current policies of the City of Fairview, Tennessee.
2. Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

This Resolution Referred to City of Fairview, Tennessee, Municipal Planning Commission for recommendation by the Fairview, Tennessee, Board of Commissioners the ____ day of _____.

This Resolution Considered by the City of Fairview, Tennessee, Municipal Planning Commission this _____ day of _____, _____.

The Fairview, Tennessee, Municipal Planning Commission voted upon this Resolution as Follows:

Aye __, Nay __, Not voting __.

This Resolution was returned to the City of Fairview, Tennessee, Board of Commissioners with a Recommendation from the City of Fairview, Tennessee, Municipal Planning Commission for Approval _____, Disapproval _____, No Recommendation _____.

City of Fairview, Tennessee, Municipal Planning Commission this the 13th day of June, 2017.

Chairman

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-5

DATE: APRIL 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.3 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD, MAP 42, PARCEL 78.00 OF 87.71 ACRES, PARCEL 78.01 OF 15 ACRES, PARCEL 79.00 OF 13.00 ACRES AND PARCEL 79.01 OF 16.04 ACRES, OWNERS: REDA KIDDER & JENNIFER BUFFORD

Burks made a motion for approval seconded by Mangrum and all were in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OF TAYLOR ROAD, MAP 42, PORTION OF PARCEL 77.08 OF .60 ACRES, OWNER: KENNY TAYLOR

Burks made a motion for approval seconded by Mitchell and all were in favor.

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

ANNEXATION REQUEST FORM

DATE: 03-30-17

APPLICANT NAME: Jennifer Buford

ADDRESS: _____
STREET CITY STATE ZIP CODE

PROPERTY ADDRESS: 7818 Old Nashville Hwy
STREET

MAP #: 42 GROUP #: _____ PARCEL #: 78, 78.01, 79, 79.01

AUTHORIZED AGENT NAME: Tony Cavender

SIGNATURE OF AUTHORIZED AGENT: _____

- DOES THIS PROPERTY ABUT CITY PROPERTY YES ☒ NO ☐
- IS CITY WATER AND SEWER AVAILABLE YES ☒ NO ☐

IF NO, GIVE BRIEF EXPLANATION: _____

I AM CURRENTLY THE OWNER OF THE CAPTIONED PROPERTY AND WISH TO APPLY FOR ANNEXATION INTO THE CITY OF FAIRVIEW. THE INTENDED USE OF THE PROPERTY IS FOR: annexation of fairview

property from county to city.

OWNER SIGNATURE: Jennifer Buford

(PLEASE ATTACH LEGAL DESCRIPTION AND COPY OF DEED)

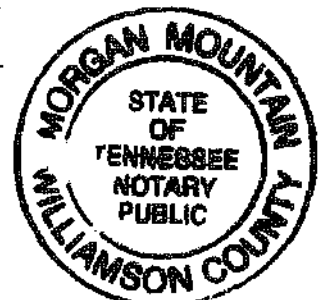
THERE WILL BE A FEE OF \$100.00 REQUIRED.

DATE FEE PAID: _____

Sworn to and subscribed before me on this 30 day of March, 2017

Notary Public: _____

Commission Expiration: 1-24-2017



12 B

RESOLUTION 08-17

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Tax Map 42, Portion of Parcel 77.08 (.60 Acres)

7312 Taylor Road

Owners: Kenny Taylor

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Fairview Tennessee as follows:

A. That a public hearing is hereby scheduled for 7:00 pm on June 15, 2017 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Tax Map 42, Portion of Parcel 77.08 (.60 Acres)

7312 Taylor Road

Owners: Kenny Taylor

B. That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Observer, a newspaper of general circulation in such territory and the City of Fairview.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Mayor

Date:

ATTEST: City Recorder

Approved as to Form and Legality this ____ day of _____, 20__

City Attorney

**PROPOSED PLAN OF SERVICES TO ACCOMPANY
RESOLUTION 08-17**

WHEREAS, TCA 6 –51 – 102, as amended, requires that a Plan of Services be adopted by the governing body of a City prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, THAT:

Section 1. Pursuant to the provisions of **TCA 6 –51 – 102**, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Police

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

B. Fire

1. Fire protection by the present personnel and equipment of the Fairview City Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

1. Water for domestic, commercial, and industrial use will be provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**
2. Water for fire protection will be provided and water lines and fire hydrants will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

D. Sanitary Sewers

1. At present Sanitary Sewer Service is not available. If and when such service becomes available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.
The City of Fairview, Tennessee, does not provide this service.

E. Refuse Collection

1. Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The County of Williamson under the standards currently prevailing in Williamson County, Tennessee, will serve the County Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the City, will serve the City Controlled Streets in the annexed area.

G. Schools

1. The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

1. Any inspection services now provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Street Lighting

1. The State, County, or City under the standards currently prevailing for the appropriate authority will serve the annexed area.

K. Recreation

1. Residents of the annexed area may use all City and County parks on and after the effective date of annexation.

L. Miscellaneous

1. Where they are needed, street name signs will be installed as soon as the need for emergency services to the annexed area is deemed necessary by the current policies of the City of Fairview, Tennessee.
2. Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

This Resolution Referred to City of Fairview, Tennessee, Municipal Planning Commission for recommendation by the Fairview, Tennessee, Board of Commissioners the ____ day of _____.

This Resolution Considered by the City of Fairview, Tennessee, Municipal Planning Commission this _____ day of _____.

The Fairview, Tennessee, Municipal Planning Commission voted upon this Resolution as Follows:

Aye __, Nay __, Not voting __.

This Resolution was returned to the City of Fairview, Tennessee, Board of Commissioners with a Recommendation from the City of Fairview, Tennessee, Municipal Planning Commission for Approval _____, Disapproval _____, No Recommendation _____.

City of Fairview, Tennessee, Municipal Planning Commission this the 13th day of June, 2017.

Chairman

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-5

DATE: APRIL 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

- 8.3 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD, MAP 42, PARCEL 78.00 OF 87.71 ACRES, PARCEL 78.01 OF 15 ACRES, PARCEL 79.00 OF 13.00 ACRES AND PARCEL 79.01 OF 16.04 ACRES, OWNERS: REDA KIDDER & JENNIFER BUFFORD

Burks made a motion for approval seconded by Mangrum and all were in favor.

- 8.4 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OF TAYLOR ROAD, MAP 42, PORTION OF PARCEL 77.08 OF .60 ACRES, OWNER: KENNY TAYLOR

Burks made a motion for approval seconded by Mitchell and all were in favor.

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

ANNEXATION REQUEST FORM

DATE: 3-30-17

APPLICANT NAME: Kenny Taylor

ADDRESS: _____
STREET CITY STATE ZIP CODE

PROPERTY ADDRESS: 7312 Taylor Road
STREET

MAP #: 42 GROUP #: _____ PARCEL #: portion 77.08

AUTHORIZED AGENT NAME: Tony Cavender

SIGNATURE OF AUTHORIZED AGENT: _____

- DOES THIS PROPERTY ABUT CITY PROPERTY YES ☒ NO ☐
- IS CITY WATER AND SEWER AVAILABLE YES ☒ NO ☐

IF NO, GIVE BRIEF EXPLANATION: _____

I AM CURRENTLY THE OWNER OF THE CAPTIONED PROPERTY AND WISH TO APPLY FOR ANNEXATION INTO THE CITY OF FAIRVIEW. THE INTENDED USE OF THE PROPERTY IS FOR: _____

OWNER SIGNATURE: Kenneth R Taylor

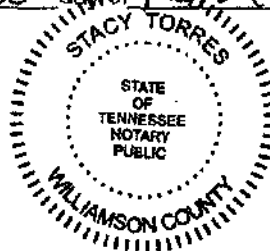
(PLEASE ATTACH LEGAL DESCRIPTION AND COPY OF DEED)

THERE WILL BE A FEE OF \$100.00 REQUIRED.
DATE FEE PAID: _____

Sworn to and subscribed before me on this 30th day of March, 2017

Notary Public: Stacy Torres

Commission Expiration: 3/10/2019



12C

ORDINANCE #2017-09

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 47, PARCEL 66.00, CONSISTING OF 33.81 ACRES, LOCATED OFF CUMBERLAND DRIVE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 P.U.D. (MEDIUM-DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT) ZONING DISTRICT.

WHEREAS, a request has been made by Engineer Trustee Jamie Reed of SEC, Inc. to rezone property located within the City of Fairview ; and

WHEREAS, the City of Fairview Planning Commission, on April 11, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 47, Parcel 66.00 from a RS-40 Zoning District to a R-20 P.U.D. Zoning District. This property consists of approximately 33.81 acres and is owned by Land Development.Com, Inc. who has authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Published in the Fairview Observer on _____

Public Hearing Held: _____

1st Reading: _____

2nd Reading: _____

Approved by the Board of Commissioners:

Patti L. Carroll, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-4

DATE: APRIL 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.2 DISCUSS AND/OR TAKE ACTION ON REZONING AND PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROCHDALE ESTATES OFF CUMBERLAND DRIVE FROM RS-40 TO R-20 P.U.D. OVERLAY (RESIDENTIAL). MAP 47, PARCEL 66.00, 33.81 ACRES, LAND DEVELOPMENT.COM INC. OWNER.

Jamie Reed with S.E.C., the engineer working on the project, was present to represent. Reed discussed the desire for rezoning from RS-40 to R-20 with 2.2 lots per acre. The plans call for 68 lots with a little over 9 and a half acres of open space. This development will have an onsite sewer system. Carroll made a motion to accept pending traffic study, recommendations from engineer, staff comments, final approval from WADC for onsite system, complete temporary cul de sac with sidewalk and curb and complete sidewalk connecting to safe routes to school with Mangrum seconding. FOR: Butler, Carroll, Lowman, Mangrum, Mitchell; AGAINST: Burks.

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

- ☒ Completion of this application. Please type or print the information in blue or black ink.
- ☒ A copy of the deed to the property.
- ☒ A plat or certified survey of the property.
- ☒ A list of Names **and** addresses of all adjacent property owners on attached sheet.
- ☒ A legal description of the property, if available.
- ☒ If the applicant is not the property owner, a notarized letter from the property owner must be attached giving the authority to request the zoning.
- ☒ A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
- ☐ Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Date Submitted: 3-31-17

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☐ Property Owner ☐ Purchaser of Property ☒ Engineer Trustee
☐ Architect ☐ Other

Cumberland Estates LLC
262 Robert Ross Dr Ste 200
Murfreesboro, TN 37129-5346

Tax Map 47, Parcel 66.04 (not recorded)

Name: Jamie Reed P.E., R.L.S.

Phone: _____

Business: SEC Inc

E-mail: _____

Address: 850 Middle Tennessee Blvd

Preferred Contact Method: email

City: Murfreesboro

(Mail, E-mail, Phone)

State: TN Zip: 37129

SECTION 2 – Property Information for the Rezoning Request

Project Name: Rochdale Estates
Project Address: 7380 -402 Cumberland Dr
Existing Land Use: residential tract
Proposed Land Use: residential subdivision
Total Acreage of Project/Rezoning: 33.8 acres

| TAX MAP | PARCEL(S) | CURRENT ZONING DISTRICT | REQUESTED ZONING DISTRICT | # OF ACRES | PROPERTY OWNER |
|---------|-----------|-------------------------|---------------------------|------------|---------------------------|
| 47 | 66 | RS-40 | R-20 RPUD | 33.8 | Land Development Com. Inc |
| | | | | | |
| | | | | | |

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: James Reel Date: 3/31/17

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID: 3/31/2017 - paid \$200.00 3/21/17 receipt 17656
DATE OF APPROVAL BY PLANNING COMMISSION: _____
DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS: _____

WATER AUTHORITY OF DICKSON COUNTY

101 Cowan Road, Dickson, Tennessee 37055
615.441.4188 | www.wadc.us



March 17, 2017

Mr. Ardavan Afrakhteh
c/o Jamie Reed, President
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129

**RE: Water and Sewer Service Availability
Rochdale Estates, Cumberland Drive
Fairview, Williamson County, TN**

Dear Mr. Afrakhteh:

This letter is a response to your water and sewer availability request dated March 17, 2017 for the above referenced development. The Water Authority of Dickson County (WADC) has reviewed the information provided including the master plan dated March 14, 2017, and it is generally understood that the development will consist of ±157 single family residential lots. In response to your request, WADC offers the following comments:

With regard to sewer infrastructure, the Fairview sewer system does not extend into this area, and even if it did, connection to it would not be permitted due to the size of the proposed development, conveyance limitations, and treatment limitations at the Fairview Wastewater Treatment Plant. In order for WADC to provide sewer service to this development, onsite STEP collection and recirculating sand filter treatment with drip irrigated effluent will be required and allowed provided suitable soil conditions exist. This system will need to be designed and installed per WADC and TDEC specifications and design standards, and dedicated to WADC to own, operate, and maintain.

With regard to drinking water infrastructure, the tract is currently served by an 8-inch water main which WADC staff believes should be sufficient to support the proposed development. However, if it turns out during the design process that improvements are needed to maintain the current level of service to existing customers, then those improvements will be identified and the developer will be responsible for their design and construction.

WADC hereby approves your application with the above noted stipulations. Please note, this approval does not alleviate or circumvent WADC standard specifications, nor any approvals required by WADC or TDEC.

If you have any questions or need additional information, please don't hesitate to call. I can be reached at 615.441.5403.

Sincerely,

WATER AUTHORITY OF DICKSON COUNTY

A handwritten signature in blue ink, reading "Michael W. Rogers", is written over the printed name.

Michael W. Rogers, P.E.
Engineering Manager

BK: 6774 PG: 592-594

16023590

3 PGS:AL-DEED

438202

06/14/2016 - 08:47 AM

BATCH 438202

MORTGAGE TAX 0.00

TRANSFER TAX 8510.00

RECORDING FEE 15.00

DP FEE 2.00

REGISTER'S FEE 1.00

TOTAL AMOUNT 8528.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

Perone

This instrument prepared by:
THOMAS N. JONES
 Attorney at Law
 Thomas N. Jones & Associates
 339 Main Street, Suite 100
 Franklin, TN 37064
 Attn: Leigh Anne Sailors
 File #23181.2016

NEW OWNER:

Land Development.Com, Inc.
 798 Old Hickory Blvd.
 Brentwood, TN 37027

SEND TAX BILL TO:

new owner

MAP & PARCEL:

047 06600

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tony J. Cavender and wife, Melissa Z. Cavender**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Land Development.Com, Inc., a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Williamson County, Tennessee being Tract 1 and Tract 2 as shown on the Map entitled Boundary/Division Survey, Knell Property, of record in Plat Book P46, Page 131, Register's Office of Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tony J. Cavender and wife, Melissa Z. Cavender by Deed dated July 1, 2008 from Keith R. Knell and wife, Lee Ann Knell and being of record in Book 4599, Page 565 and by Quitclaim Deeds of record in Book 5220, Page 31, Book 5232, Page 152 and Book 5238, Page 973, said Register's Office.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.

4. Any and all notes and matters on the Plan of record in Plat Book P38, Page 45 and Plat Book P46, Page 131, said Register's Office.
5. Restrictions of record in Book 1870, Page 811, said Register's Office.
6. Easement to MTEMC of record in Book 2440, Page 132, said Register's Office.
7. Easement for the flow of the water of an unnamed creek and the rights of the public thereon.
8. Rights of upper and lower riparian owners to the flow of the water of an unnamed creek, free from diminution or pollution.
9. The land title to which is to be insured has been classified as agricultural land, forest land or open space land for tax assessment, levy and collection purposes and may be subject to substantial rollback taxes as defined in TCA Section 67-5-1001, et seq.


TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

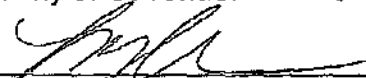
AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as: 7380 and 7402 Cumberland Drive, Fairview, Tennessee 37062.

Executed on this 9th day of June, 2016.



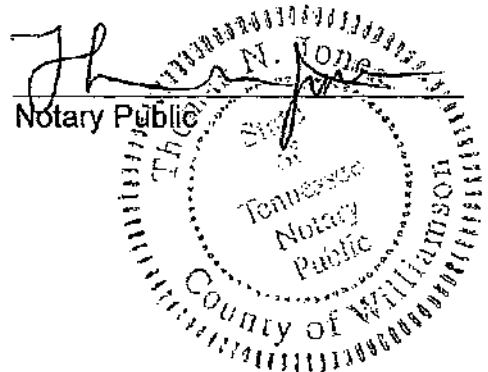
Tony J. Cavender


Melissa Z. Cavender

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Tony J. Cavender and wife, Melissa Z. Cavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of June, 2016.



My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is \$2,300,000.00.

Justin Jacoby
Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of June, 2016.



My Commission Expires: 07-03-17

Melissa Ledford
Notary Public

MY COMMISSION EXPIRES
July 3, 2017

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

AGENCY AGREEMENT

City of Fairview
Zoning, Planning, Codes

Date: March 29, 2017
Applicant Name: Ardavan Afrakhteh
Address of Property: 7380 -402 Cumberland Dr

This document is proof of the existence of an agency agreement by and between Land Development.com (applicant) and SEC, Inc. (representative). This document may be introduced into the record(s) of any administrative or legal proceeding as conclusive proof of said agency agreement during the period of time of the existence of the agreement and for the specific project herein designated. The project for which the agency agreement is applicable is Rochdale Sd.

This agency Agreement shall expire at the end of the month which is Six (6) months from the date of the execution of the agreement.

Applicant Name: Land Development.com, Inc
Applicant Signature: [Signature]

Representative Name: Jamie Reed

Representative Signature: [Signature]

President / CEO

SEC Inc.

Sworn to and subscribed before me on this 30th day of March, 2017

Notary Public: [Signature]

Commission Expiration: 10/24/2017



CITY OF FAIRVIEW
7100 City Center Way
Fairview, TN 37062
PHONE: (615) 799-2484

Rcpt Date: 03/21/2017 Rcpt #: 00017656
Cash Acct: 110-11100
Received Of: SEC, INC
Cmt: REZONING PROPERTY -ROCHDALE ES Tendered Amount: 200.00
Receipt Amount: 200.00
Change Due: 0.00

----- R E C E I P T D I S T R I B U T I O N -----
FUND FUNCT-OBJ DESCRIPTION AMOUNT
110 32640 REZONING, SUBDIVIDE & OTHER FE 200.00

----- P A Y M E N T D I S T R I B U T I O N -----
PAYMENT DESCRIPTION REFERENCE NUMBER AMOUNT
CHECK 17000 200.00

CUSTOMER COPY

Received By: SHARON

CITY OF FAIRVIEW
7100 City Center Way
Fairview, TN 37062
PHONE: (615) 799-2484

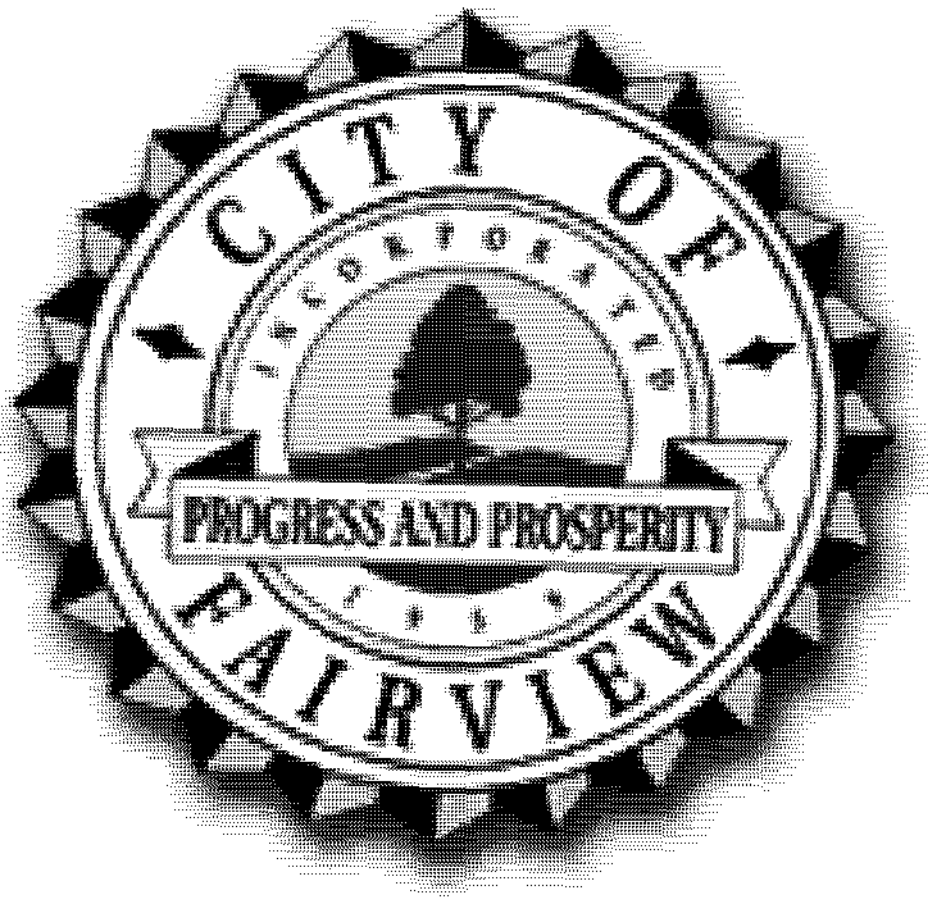
Rcpt Date: 03/21/2017 Rcpt #: 00017656
Cash Acct: 110-11100
Received Of: SEC, INC
Cmt: REZONING PROPERTY -ROCHDALE E Tendered Amount: 200.00
Receipt Amount: 200.00
Change Due: 0.00

----- R E C E I P T D I S T R I B U T I O N -----
FUND FUNCT-OBJ DESCRIPTION AMOUNT

| |
|--|
| Applicant - <u>Jamie Reed</u> |
| Project Title - <u>Rochdale Estates</u> |
| Property Owner - <u>Land Developement Com Inc</u> |
| Owner's Address - <u>798 Old Hickory Blvd</u> <u>Brentwood, TN 37027</u> |
| Map: <u>47</u> , Parcel: <u>66</u> |
| Rezoning - <u>rs-40</u> to <u>r-20</u> |

Adjacent Properties

| |
|---|
| <u>(Property Owner's Name)</u> |
| <u>(Owner's Address)</u> |
| <u>(Property Address - if different from above)</u> |





Monday, March 20, 2017

Property Report

7380 -402 Cumberland Dr, Fairview, TN
Williamson County, TN parcel# 047 066.00

Property Report

Location
Property Address 7380 -402 Cumberland Dr
 Fairview, TN
Subdivision
County Williamson County, TN
Current Owner
Name Land Development Com Inc
Mailing Address 798 Old Hickory Blvd
 Brentwood, TN 37027

Property Summary

Property Type Agricultural
Land Use Agricultural
Improvement Type Single Family
Square Feet 8323 sf

General Parcel Information

Parcel/Tax ID 047 066.00
Special Int 000
Alternate Parcel ID
Land Map 047
District/Ward 255
2010 Census Trct/Blk 505.04/2
Assessor Roll Year 2016

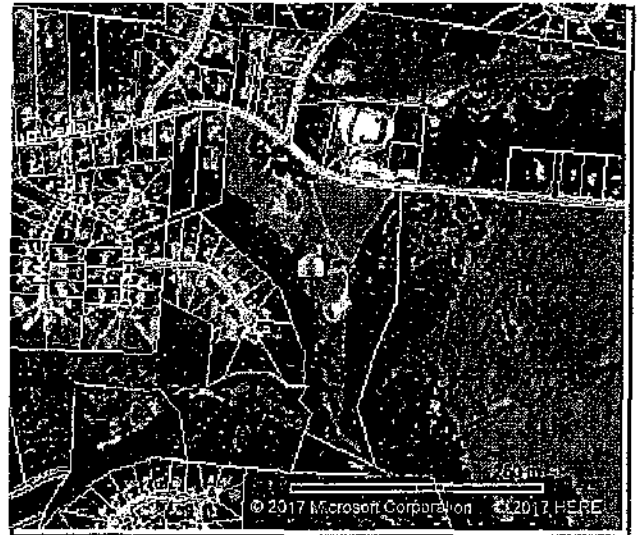
Sales History through 02/23/2017

| Date | Amount | Buyer/Owners | Buyer/Owners 2 | Instrument | Quality | Book/Page or Document# |
|------------|-------------|-------------------------------|----------------|-------------------------------------|----------------------|------------------------|
| 06/09/2016 | \$2,300,000 | Land Development Com Inc | | Warranty Deed | | 6774/592 16023590 |
| 01/05/2011 | | Cavender Tony J | | | | |
| 12/22/2010 | | Cavender Tony J | | | | |
| 12/10/2010 | | Cavender Tony J | | | | |
| 07/01/2008 | \$1,800,000 | Cavender Tony J | | Non-Qualfd Warranty Deed Sale | | 4599/565 |
| 05/28/2004 | \$1,800,000 | Knell Keith R | | W | Limited Qualified | 3252/641 |
| 09/27/2001 | \$250,000 | Cunningham Marlon & Etux Gina | | W | Limited Qualified | 2274/237 |

Property Characteristics: Lot

| Land Use | Block/Lot | Latitude/Longitude | Lot Dimensions | Lot Square Feet | Acreage | Units | Tax Assessor Value |
|---------------|-----------|------------------------|----------------|-----------------|---------|-------|--------------------|
| Agricultural | | 35.951225°/-87.128845° | | 1,473,193 | 33.82 | 1.00 | \$13,000.00 |
| Tillable Land | | | | | | 31.82 | \$366,600.00 |
| Tillable Land | | | | | | 1.00 | \$25,900.00 |

Legal Description



| | | | |
|------------------------|-----|----------------|---|
| Subdivision | | Plat Book/Page | 46-93/ |
| Block/Lot | | Description | See Pb 46-93 & 131 |
| District/Ward | 255 | | |
| Monday, March 20, 2017 | | | 7380 -402 Cumberland Dr, Fairview, TN Williamson County, TN parcel# 047 066.00 |

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Information Deemed Reliable But Not Guaranteed.
Contact Us at (800) 374-7488 ext 3 for Help.

120

ORDINANCE #2017-11

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 42, PARCEL 012.00, CONSISTING OF .89 ACRES, LOCATED AT 7309 COX PIKE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, a request has been made by Property Owner Joseph Morris to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on May 9, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 42, Parcel 012.00 from a RS-40 Zoning District to a R-20 Zoning District. This property consists of approximately .89 acres and is owned by Joseph A. Morris and wife, Joyce A. Morris who have authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Published in the Fairview Observer on _____

Public Hearing Held: _____

1st Reading: _____

2nd Reading: _____

Approved by the Board of Commissioners:

Patti L. Carroll, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-6

DATE: MAY 9, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.4 DISCUSS AND/OR TAKE ACTION ON REZONING REQUEST FOR 7309 COX PIKE, 0.89 ACRES AND OWNED BY JOSEPH MORRIS, AND 7307 COX PIKE, 1.41 ACRES AND OWNED BY TIFFANY FORSHEY, FROM AN RS-40 TO R-20.

Mangrum made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Carroll and all were in favor.



City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

- ☒ Completion of this application. Please type or print the information in blue or black ink.
- ☒ A copy of the deed to the property.
- ☒ A plat or certified survey of the property. W
- ☒ A list of Names **and** addresses of all adjacent property owners on attached sheet. W
- ☐ A legal description of the property, if available.
- ☐ If the applicant is not the property owner, a notarized letter from the property owner must be attached giving the authority to request the zoning. W
- ☒ A letter summarizing the project proposal, including the proposed usage of the land, W reason for the rezoning request and justification for the rezoning request.
- ☒ Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Date Submitted: 5/3/17

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☒ Property Owner ☐ Purchaser of Property ☐ Engineer Trustee
☐ Architect ☐ Other _____

Name: Joseph Morris

Phone: _____

Business: _____

E-mail: _____

Address: _____

Preferred Contact Method: Phone

City: _____

(Mail, E-mail, Phone)

State: _____ Zip: _____

SECTION 2 – Property Information for the Rezoning Request

Project Name: _____

Project Address: 7309 Cox Pike

Existing Land Use: R-40

Proposed Land Use: R-20

Total Acreage of Project/Rezoning: .89

| TAX MAP | PARCEL(S) | CURRENT ZONING DISTRICT | REQUESTED ZONING DISTRICT | # OF ACRES | PROPERTY OWNER |
|---------|-----------|-------------------------|---------------------------|------------|----------------|
| 042 | 012.00 | R40 | R20 | .89 | |
| | | | | | |
| | | | | | |

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: _____

Date: 5/2/17

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID: 5/2/2017 - PDFO - \$200.00

DATE OF APPROVAL BY PLANNING COMMISSION: _____

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS: _____

May 2, 2017

To: The Board of Commissions,

It is our desire to change the zoning status of 7309 Cox Pike from R-40 status to R-20 in order to facilitate the construction on two very attractive homes. Currently, this property is comprised of only .89 acre or approximately 38,768 sq. ft. which is 1231 sq. ft. shy of accomplishing this objective. Our neighbor to the rear (Tiffany Forshey) is interested in a land swap in which we obtain a net increase in acreage of approximately .07 acre yielding a total of approximately .96 acres or 41,817 sq. ft. The increase in acreage will not only satisfy the need for additional area, but will assure both lots are wide enough to satisfy the 100' width requirement at the homes front building lines. Chapdelaine and Associates has been good enough to put this on paper for your review.

After discussions with the Fairview codes department, and consultation with the city engineer in Franklin, I believe this zoning change will comply with the Williamson County "Land Usage Plan", and given that only one additional home will be constructed, density will hopefully not be an issue.

The quality of the homes construction will be very high including generous brick, complimented by some hardi-board, on all elevations. The interior will be represented by generous portions of hardwood floors, granite countertops and stainless appliances.

Thank you so much

Joe Morris



EXHIBIT "A"

LEGAL DESCRIPTION

File Number: 17005

Policy Number: 72306-210741525

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILLIAMSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND LOCATED IN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, ON THE SOUTH MARGIN OF COX PIKE. BOUNDED ON THE EAST AND SOUTH BY EDWARD BUCKNER ANDERSON AND ON THE WEST BY DEBI ROBBINS DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-21-05 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN, R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF COX PIKE, SAID ROD BEING THE NORTHEAST CORNER OF THE DEBI ROBBINS LAND (BOOK 3505, PAGE 744 R.O.W.C., TN.) AND BEING LOCATED S. 46° 10' 16" E. 114.15 FEET FROM SAID ROBBINS NORTHWEST CORNER; THENCE WITH SAID SOUTHERLY MARGIN S. 48° 16' 27" E. 70.94 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 1,500.00', AN ARC LENGTH OF 113.32 FEET AND A CHORD BEARING AND DISTANCE OF S. 52° 24' 00" E. 113.29 FEET TO AN IRON ROD (NEW); AT THE NORTHWEST CORNER OF THE EDWARD ANDERSON BUCKNER LAND (BOOK 174, PAGE 64 R.O.W.C., TN.) THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID BUCKNER S. 00° 58' 45" E. 174.44 FEET TO AN IRON ROD (OLD), SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S. 78° 11' 18" W. 163.87 FEET TO AN IRON PIPE (OLD) IN THE EASTERLY LINE OF SAID ROBBINS; THENCE WITH SAID ROBBINS N. 02° 52' 42" E. 326.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.86 ACRES MORE OR LESS.

Being the same property conveyed to Joseph W. Morris and Joyce A. Morris, husband and wife, by Warranty Deed from Michael Myers and Catherine Myers, husband and wife, of record in Book 6985, page 420, Register's Office for Williamson County, Tennessee, dated January 17, 2017.

| | | | |
|--|--|--|--|
| WARRANTY DEED File #17005 | | STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$50,000.00 <i>Joseph Gordan</i> Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2017. <i>Angela K. Robertson</i> Notary Public MY COMMISSION EXPIRES: 5.3.2020 (AFFIX SEAL) | |
| Pick Up | | THIS INSTRUMENT WAS PREPARED BY American Title & Escrow Services, LLC 7101 Sharondale Court, Suite 200 Brentwood, TN 37027 | |
| ADDRESS NEW OWNER(S) AS FOLLOWS: Joseph W. Morris (NAME) 7309 Cox Pike (ADDRESS) Fairview, TN 37062 (CITY) (STATE) (ZIP) | | SEND TAX BILLS TO: <i>Joseph W. Morris</i> (NAME) (ADDRESS) (CITY) (STATE) (ZIP) | |
| | | MAP-PARCEL NUMBER: -042H-A-012.00 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Michael Myers and Catherine Myers, husband and wife, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Morris and Joyce A. Morris, husband and wife, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, ON THE SOUTH MARGIN OF COX PIKE, BOUNDED ON THE EAST AND SOUTH BY EDWARD BUCKNER ANDERSON AND ON THE WEST BY DEBI ROBBINS DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-21-05 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF COX PIKE, SAID ROD BEING THE NORTHEAST CORNER OF THE DEBI ROBBINS LAND (BOOK 3505, PAGE 744 R.O.W.C., TN.) AND BEING LOCATED S. 46° 10' 16" E. 114.15 FEET FROM SAID ROBBINS NORTHWEST CORNER; THENCE WITH SAID SOUTHERLY MARGIN S. 46° 16' 27" E. 70.94 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 1,500.00', AN ARC LENGTH OF 113.32 FEET AND A CHORD BEARING AND DISTANCE OF S. 52° 24' 00" E. 113.29 FEET TO AN IRON ROD (NEW); AT THE NORTHWEST CORNER OF THE EDWARD ANDERSON BUCKNER LAND (BOOK 174, PAGE 64 R.O.W.C., TN.) THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID BUCKNER S. 00° 58' 45" E. 174.44 FEET TO AN IRON ROD (OLD), SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S. 78° 11' 18" W. 163.87 FEET TO AN IRON PIPE (OLD) IN THE EASTERLY LINE OF SAID ROBBINS; THENCE WITH SAID ROBBINS N. 02° 52' 42" E. 326.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.86 ACRES MORE OR LESS.

Being the same property conveyed to Michael Myers and Catherine Myers and W. Lipscomb Davis, Jr., as Joint Tenants with Right of Survivorship by Quitclaim deed from Michael Myers and Catherine Myers, husband and wife of record in Book 5216, page 511, Register's Office for Williamson County, Tennessee, dated December 6, 2010 and recorded on December 7, 2010. W. Lipscomb Davis, Jr. having since died May 21, 2013 leaving Michael Myers and Catherine Myers as surviving tenants under the joint tenancy of survivorship. Daniel Heard executes this instrument on behalf of Michael Myers and Catherine Myers pursuant to a power of attorney dated 10-25-16, and of record in Book 6985, page 417, in the register's office of Williamson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
 This is improved ☒ property, known as

7309 Cox Pike, Fairview, TN 37062

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of January, 2017.

Michael Myers by: Daniel Heard, attorney in fact
Michael Myers by Daniel Heard, his attorney in fact

Catherine Myers by: Daniel Heard, attorney in fact
Catherine Myers by Daniel Heard, her attorney in fact

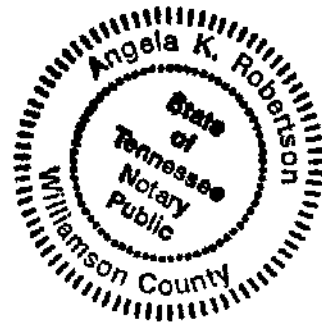
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael Myers and Catherine Myers for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Michael Myers and Catherine Myers, and is authorized by Michael Myers and Catherine Myers to execute this instrument on their behalf.

This the 17th day of January, 2017.

My Commission Expires: 5-3-2020

Angela K. Robertson
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

BK: 6985 PG: 420-421

17002053

| | |
|---------------------------------------|--------|
| 2 PGS:AL-DEED | |
| 473473 | |
| 01/17/2017 - 03:45 PM | |
| BATCH | 473473 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 185.00 |
| RECORDING FEE | 10.00 |
| OP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 198.00 |
| STATE OF TENNESSEE, WILLIAMSON COUNTY | |
| SARIE WADE | |

12E

ORDINANCE #2017-12

ORDINANCE #2017-12, AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 42, PARCEL 013.00, CONSISTING OF 1.41 ACRES, LOCATED AT 7307 COX PIKE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT

WHEREAS, a request has been made by Property Owner Tiffany Forshey to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on May 9, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 42, Parcel 013.00 from a RS-40 Zoning District to a R-20 Zoning District. This property consists of approximately 1.41 acres and is owned by John Forshey and wife, Tiffany Forshey who have authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Published in the Fairview Observer on _____

Public Hearing Held: _____

1st Reading: _____

2nd Reading: _____

Approved by the Board of Commissioners:

Patti L. Carroll, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-6

DATE: MAY 9, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

- 8.4 DISCUSS AND/OR TAKE ACTION ON REZONING REQUEST FOR 7309 COX PIKE, 0.89 ACRES AND OWNED BY JOSEPH MORRIS, AND 7307 COX PIKE, 1.41 ACRES AND OWNED BY TIFFANY FORSHEY, FROM AN RS-40 TO R-20. Mangrum made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Carroll and all were in favor.

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

- ☒ Completion of this application. Please type or print the information in blue or black ink.
- ☒ A copy of the deed to the property.
- ☒ A plat or certified survey of the property.
- ☒ A list of Names **and** addresses of **all** adjacent property owners on attached sheet.
- ☐ A legal description of the property, if available.
- ☐ If the applicant is not the property owner, a notarized letter from the property owner must be attached giving the authority to request the zoning.
- ☒ A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
- ☒ Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Date Submitted: 05/02/2017

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- ☒ Property Owner ☐ Purchaser of Property ☐ Engineer Trustee
☐ Architect ☐ Other _____

Name: Tiffany Forshey

Phone: _____

Business: _____

E-mail: _____

Address: _____

Preferred Contact Method: e-mail

City: Fairview

(Mail, E-mail, Phone)

State: TN Zip: 37062

SECTION 2 – Property Information for the Rezoning Request

Project Name: _____

Project Address: 7307 Cox Pike

Existing Land Use: Residential - B40

Proposed Land Use: Residential - R20

Total Acreage of Project/Rezoning: 1.41

| TAX MAP | PARCEL(S) | CURRENT ZONING DISTRICT | REQUESTED ZONING DISTRICT | # OF ACRES | PROPERTY OWNER |
|---------|-----------|-------------------------|---------------------------|------------|---------------------------------|
| 042H | 01300 | | | 1.41 | John Forshey Tiffany Forshey |
| | | | | | |
| | | | | | |

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: Tiffany Forshey Date: 05/02/2017

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID: 5/2/2017 paid \$200.00

DATE OF APPROVAL BY PLANNING COMMISSION: _____

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS: _____

May 2, 2017

To: The Board of Commissions,

It is our desire to change the zoning status of 7309 Cox Pike from R-40 status to R-20 in order to facilitate the construction on two very attractive homes. Currently, this property is comprised of only .89 acre or approximately 38,768 sq. ft. which is 1231 sq. ft. shy of accomplishing this objective. Our neighbor to the rear (Tiffany Forshey) is interested in a land swap in which we obtain a net increase in acreage of approximately .07 acre yielding a total of approximately .96 acres or 41,817 sq. ft. The increase in acreage will not only satisfy the need for additional area, but will assure both lots are wide enough to satisfy the 100' width requirement at the homes front building lines. Chapdelaine and Associates has been good enough to put this on paper for your review.

After discussions with the Fairview codes department, and consultation with the city engineer in Franklin, I believe this zoning change will comply with the Williamson County "Land Usage Plan", and given that only one additional home will be constructed, density will hopefully not be an issue.

The quality of the homes construction will be very high including generous brick, complimented by some hardi-board, on all elevations. The interior will be represented by generous portions of hardwood floors, granite countertops and stainless appliances.

Thank you so much

Joe Morris



| | | |
|--|--|---|
| WARRANTY DEED <i>Westbrook</i> | | State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$240,000.00 <i>Nedra P. Miller</i> Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016 <i>[Signature]</i> MY COMMISSION EXPIRES: <i>4/1/17</i> (AFFIX SEAL) |
| | | NOTARY PUBLIC AT LARGE [Seal: N. WESTBROOK] |
| THIS INSTRUMENT WAS PREPARED BY Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067 | | |
| ADDRESS NEW OWNER(S) AS FOLLOWS: John Forshey (NAME) 7307 Cox Pike (ADDRESS) Fairview, TN 37062 (CITY) (STATE) (ZIP) | SEND TAX BILLS TO: John Forshey (NAME) 7307 Cox Pike (ADDRESS) Fairview, TN 37062 (CITY) (STATE) (ZIP) | MAP PARCEL NUMBER 042H A 01300 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Timothy M Ewell, married, HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Forshey and Tiffany Forshey, Husband and wife, HERINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin found (IPF) in the southerly right-of-way of Cox Road, said pin being the northeasterly corner of Michael Myers as recorded in Deed Book 3732, page 117, ROWC, TN; thence with said right-of-way and a curve to the left having a radius of 329.50 feet, a length of 99.24 feet, and a chord bearing and distance of S 62 deg. 00'49" E, 98.87 feet to an IPF at the northwesterly corner of Helen Nolen, as recorded in Deed Book 2343, page 49, ROWC, TN; thence with Nolen the following calls: S 08 deg. 28'55" W, 130.49 feet to an IPF; S 81 deg. 40'04" W, 15.05 feet to an IPF; S 03 deg. 48'34" W, 231.68 feet to an IPF at the southwesterly corner of Jesse Anderson as recorded in Deed Book 3266, page 413, ROWC, TN; thence with the northerly line of Wayne McGowan as recorded in Deed Book 3134, page 998, ROWC, TN; N 87 deg. 17'29" W, 227.32 feet to an IPF at the southeasterly corner of Martha Brown as recorded in Deed Book 4072, page 302, ROWC, TN; thence N 06 deg. 01'20" E, 199.74 feet to an IPF at the southwesterly corner of said Myers; thence with Myers the following calls: N 81 deg. 05'44" E, 183.69 feet to an IPF; N 02 deg. 10'36" E, 174.09 feet to the point of beginning, containing 1.41 acres, more or less, as surveyed on this 10th day of September, 2007, by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859.

BEING the same property conveyed to Timothy M. Ewell by Warranty Deed from Clara Anderson, Harold Anderson, David Hall, Walter Brock and Shelby Brock, individually, being all the heirs at law of Edward Buckner Anderson and Lena Rhea Anderson, both deceased, and Harold Anderson, Executor of the Estate of Edward B. Anderson, dated November 30, 2007, of record in Book 4436, page 417, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Right of Way of Cox Road and Easement to Middle Tennessee Electric Membership Corporation of record in Book 4962, page 907, all matters of record in the Register's Office for Williamson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as

7307 Cox Pike, Fairview, TN 37062
 (House Number) (Street) (R.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of August, 2016.

Timothy M Ewell
Timothy M Ewell

Brianna C. Ewell
Brianna C. Ewell *

* I, Brianna C. Ewell, wife of Timothy M Ewell, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brianna C. Ewell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Fairview, Tennessee, this 29 day of August, 2016.

Elizabeth Taylor
Notary Public
My Commission Expires: 9-22-19



State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Timothy M Ewell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of August, 2016.

Valerie L. Kane
Notary Public
My Commission Expires: 6-4-17

File No.: 23573



BK: 6858 PG: 667-668

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|---------------------------------------|--------|
| 2 PGSEAL-DEED | |
| 451711 | |
| 09/06/2016 - 12:03 PM | |
| BATCH | 451711 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 888.00 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 901.00 |
| STATE OF TENNESSEE, WILLIAMSON COUNTY | |
| SADIE WADE | |
| REGISTER OF DEEDS | |