

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
SEPTEMBER 15, 2022
7:00 P.M.**

- 1. Roll Call**
- 2. Call to Order**
- 3. Prayer and Pledge**
- 4. Approval of Agenda and Executive Session Announcements**
- 5. Public Hearing(s)**
- 6. Citizen Comments** (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- 7. Public Announcements, Awards and Recognitions**
 - A. City Events
- 8. Staff Comments and Monthly Reports**
 - A. Planning Report
 - B. Finance Report
 - C. Public Works Report
 - D. City Manager Report
- 9. Consent Agenda** (Any Item May be Removed for Individual Consideration)
 - A. Minutes from Board of Commissioners Meeting September 1, 2022
- 10. Old Business** (none)
- 11. New Business**
 - A. Beer Permit Application for Nando's Food Truck
 - B. Resolution 31-22, A Resolution of the City of Fairview to Permanently Terminate Harding Drive Northwest at the Existing Stub Street Cul-de-Sac - Rainey
 - C. Resolution 32-22, A Resolution of the City of Fairview Board of Commissioners Authorizing the Purchase of Property and Authorizing the City Manager to Execute all Related Documents, Agreements, and Contracts
- 12. Communications from the Mayor and Commissioners**
- 13. Meeting Adjournment**

CITY OF FAIRVIEW
BEER PERMIT PACKET CHECKLIST

11A

APPLICANT: Nando's Ft Inc / Fernando Cano
ADDRESS: 7000 City Centerway (base for food truck)

- ON PREMISE OFF PREMISE ON & OFF PREMISE
 MANUFACTURER'S OR DISTRIBUTOR'S PERMIT
 SPECIAL EVENTS PERMIT _____

- COMPLETED APPLICATION FOR BEER PERMIT
 RECEIPT OF \$250 APPLICATION FEE
 TBI BACKGROUND REPORT(S)
 PROOF OF SALES TAX REGISTRATION

N/A

- CERTIFIED STATEMENT FROM A LICENSED SURVEYOR

PACKET WAS COMPLETED IN FULL AS OF 9/2/2022

BOC MEETING DATE: 9/15/2022



BRANDY JOHNSON
CITY RECORDER

RESOLUTION NO. 31-22
CITY OF FAIRVIEW, TENNESSEE

11B

**A RESOLUTION OF THE CITY OF FAIRVIEW TO PERMANENTLY
HARDING DRIVE NORTHWEST AT THE EXISTING STUB STREET C**

WHEREAS, the City of Fairview recently voted to annex property west of the Daugherty Estates subdivision, and

WHEREAS, Harding Drive Northwest within Daugherty Estates currently ends in a cul-de-sac and stubs connectivity to the property to the west of Daugherty Estates; and

WHEREAS, residents of Daugherty Estates and Harding Drive Northwest have expressed significant concern about thru traffic on Harding Drive Northwest from future residential development(s) west of the existing stub street cul-de-sac; and

WHEREAS, adding any traffic onto Harding Drive Northwest or through Daugherty Estates from the west would have a substantial negative impact on the existing neighborhood.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview, Tennessee, Board of Commissioners hereby resolves that Harding Drive Northwest at the existing stub street cul-de-sac is hereby permanently closed to future connectivity and thru traffic; and

BE IT FURTHER RESOLVED, that the city shall hereby construct a permanent barrier preventing any and all proposed future connectivity at the existing stub street cul-de-sac on Harding Drive Northwest; and

BE IT FURTHER RESOLVED, that the City of Fairview file any and all recordings necessary to permanently close Harding Drive Northwest at the existing stub street cul-de-sac.

Approved and adopted this _____ day of _____, 2022.

Mayor

Attest:

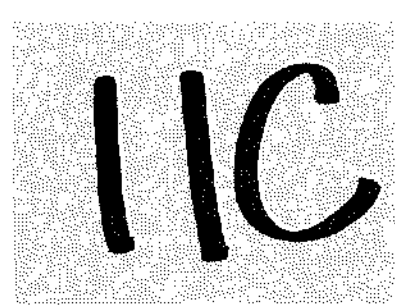
City Recorder

APPROVED AS TO FORM:

City Attorney

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 32-22



A RESOLUTION OF THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS AUTHORIZING THE PURCHASE OF PROPERTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS, AGREEMENTS, AND CONTRACTS.

WHEREAS, the City of Fairview desires to make improvements, including signalization, to the intersection of Northwest Highway at Highway 96; and

WHEREAS, the city also desires to make related improvements along the Northwest Highway, including a realignment of approximately 700 feet of the northwestern end of Northwest Highway at Highway 96; and

WHEREAS, the city also has identified the intersection of Northwest Highway at Highway 96 as its preferred location for a second fire station and public safety center; and

WHEREAS, funding for the purchase of property necessary for these projects was included in the city's Series 2021-B bond issue; and

WHEREAS, the city has engaged the owner of the property needed to facilitate these improvements, obtained an appraisal of the property, and come to agreeable terms with the property owner regarding the purchase of this property.

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

The City of Fairview, Tennessee, Board of Commissioners hereby authorizes the purchase of approximately 3.25 acres of property that currently lies within Williamson County tax map 21, parcel 23.07, identified in deed book 3183, page 209; and

BE IT FURTHER RESOLVED, that the city agrees to the purchase price of \$100,000 per acre for the property which is necessary for improvements and signalization at the intersection of Northwest Highway at Highway 96, the realignment of approximately 700 feet of the northwestern end of Northwest Highway, and the future site of the city's second fire station; and

BE IT FURTHER RESOLVED, that the city manager is hereby authorized to negotiate and execute any and all documents, conveyances, agreements, and contracts related to this property purchase; and

BE IT FURTHER RESOLVED, that all costs and expenses associated with or related to this property purchase be expended from the city's Series 2021-B bond proceeds.

Approved and adopted this _____ day of _____, 2022.

Mayor

Attest:

City Recorder

APPROVED AS TO FORM:

City Attorney

PREPARED FOR:

MR. SCOTT COLLINS
CITY MANAGER – CITY OF FAIRVIEW
7100 CITY CENTER DRIVE
FAIRVIEW, TENNESSEE 37062

APPRAISAL REPORT OF:

10.47 ACRES OF VACANT LAND
TAX ID: 21/23.07 & 23.08
1043 HIGHWAY 96 N
FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE 37062

APPRAISED BY:

ERIC L. BOOZER, MAI, AI-GRS, CCIM
STATE CERTIFIED REAL ESTATE APPRAISER, CG-389

DERRICK A. SMITH, MAI
STATE CERTIFIED REAL ESTATE APPRAISER, CG-4460

BOOZER & COMPANY, P.C.
106 MISSION COURT, SUITE 1001
FRANKLIN, TENNESSEE 37067

EFFECTIVE DATE OF APPRAISAL:

SEPTEMBER 30, 2021

DATE OF REPORT:

OCTOBER 25, 2021

**BOOZER &
COMPANY, P.C.**

Professional Real Estate Appraisers & Consultants

October 25, 2021

Mr. Scott Collins
City Manager – City of Fairview
7100 City Center Drive
Fairview, TN 37062

**RE: Appraisal Report of:
10.47 Acres of Vacant Land
Tax ID: 21/23.07 & 23.08
1043 Highway 96 N
Fairview, Williamson County, TN 37062**

Dear Mr. Collins:

In accordance with your request, we have personally inspected and appraised the above-captioned property for the purpose of estimating the "as is" market value of the subject's fee simple estate. The results of our appraisal are communicated in the attached **Appraisal Report**, which was prepared in accordance with the reporting requirements set forth in Standards Rule 2-2 of USPAP.

The function or intended use of this Appraisal Report is to assist the client and intended user, **The City of Fairview**, in negotiating a purchase price. This report is for the exclusive use of the addressee, and **Boozer & Company, P.C.** is not responsible for unauthorized use of this report.

The subject of this appraisal is two tracts of vacant land containing a total of 10.47 acres (456,073 SF) located along the south side of Highway 96 N and the east side of NW Highway, a short distance south of I-40, in Fairview, Williamson County, Tennessee. The property has an address of 1043 Hwy 96 N and is further identified as Parcels 23.07 and 23.08 on Williamson County Tax Map 21. The tracts are generally rectangular in shape, have a sloping topography, and are mostly wooded. The property is currently being analyzed by The City of Fairview for possible purchase for the purpose of realigning the intersection of Hwy 96 N & NW Hwy and development of a new fire station to support anticipated growth along the north side of the city. The property is currently listed for sale at \$1,300,000 or \$124,164/acre.

To the best of our knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation (as required by the Financial Institutions Reform, Recovery and Enforcement Act - FIRREA).

The persons signing this appraisal report have the knowledge and experience to complete the assignment competently. The persons signing this report are duly licensed by the appropriate state to perform this level of appraisal under certificate numbers CG-389 and CG-4460.

Mr. Collins
Page 2
October 25, 2021

The market value opinion included herein is based on information provided by the client and other sources, our personal inspections, public records, and other pertinent information. This appraisal is based on the assumption that the furnished data is true and correct.

The appraisal report, which follows, contains a summary of our investigation and analysis. The pertinent facts and data, which we believe applicable to the property, are discussed and the reasons leading to our estimate of value are included. The acceptance of this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

"As Is" Market Value

Based upon our investigation, and subject to the general assumptions and limiting conditions as set forth in the report, it is our opinion that the "as is" market value of the subject's fee simple estate, as of September 30, 2021, was:

NINE HUNDRED FORTY-FIVE THOUSAND DOLLARS

\$945,000

Approximately \$480,000 is allocated to Parcel 23.07 and \$465,000 is allocated to Parcel 23.08.

The estimated exposure time for the property to achieve the estimated market value shown above is **twelve months**.

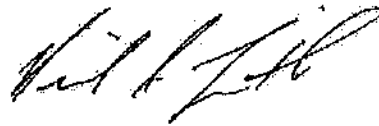
We would like to thank you for selecting our firm for this assignment and if we may be of further assistance, please advise.

Sincerely,

BOOZER & COMPANY, P.C.



Eric L. Boozer, MAI, AI-GRS CCIM, CG-389
State Certified General R. E. Appraiser



Derrick A. Smith, MAI, CG-4460
State Certified General R. E. Appraiser

**BOOZER &
COMPANY, P.C.**

Extent of Appraisal Process: **Appraisal Report** prepared in compliance with Uniform Standards of Professional Appraisal Practice (USPAP) and Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), and the Interagency Appraisal and Evaluation Guidelines. In the completion of this assignment, the appraisers signing this report have adhered to the Competency Rule of the Uniform Standards of Professional Appraisal Practice.

Significant Observations and Limiting Conditions: We were provided information pertaining to the subject by our client, Mr. Scott Collins and the owner/agent, Ms. Beverly Totty. Other pertinent information was obtained from public records, public officials, property owners, property managers, real estate professionals, and other reliable sources. The market value estimate provided herein is based on the assumption that the furnished data is true and correct.

COVID-19

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date indicated. There is no representation made as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Property Identification: 10.47 Acres of Vacant Land
1043 Highway 96 N
Fairview, Williamson County, TN 37062

Tax I.D. 21/23.07 & 23.08

Purpose of the Appraisal: Market Value Opinion

Intended Use and User of Appraisal: The function or intended use of this Appraisal Report is to assist the client and intended user, **The City of Fairview**, in negotiating a purchase price. This report is for the exclusive use of the addressee, and **Boozer & Company, P.C.** is not responsible for unauthorized use of this report.

Definition of Market Value: Market value as used in this appraisal is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus". Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

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(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale (12 C.F.R. Part 34.42(g)).

Property Rights Appraised: Fee simple estate

Definition of Fee Simple Estate: Fee simple estate is defined as the "*absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*"

Ownership History: Title to the subject property is currently vested in Waller C. Totty and Beverly Totty. Ownership was obtained on March 25, 2004 from Philippe Jeanty via Warranty Deed as recorded in Record Book 3183, Page 209, ROWCT. The consideration stated on the deed was \$105,000.

The property is currently listed for sale at \$1,300,000 or \$124,164/acre. It has been exposed to the market for approximately 1 month. Based on similar listings in the area, it appears to be competitively priced.

We are not aware of any other transfers of the subject in the past three years. To the best of our knowledge, the information is accurate; however, we do not guarantee any of the title history shown above. We highly recommend a professional title search be conducted by a qualified attorney.

Legal Description: See Addenda.

Effective Date of Appraisal: September 30, 2021

Date of Report: October 25, 2021

Scope of the Appraisal:

- Inspected and photographed the subject property on September 30, 2021.
- Obtained site-specific information pertaining to the subject from our client, Mr. Scott Collins, and Ms. Beverly Totty, the owner and listing agent.
- Reviewed property records and documents including recorded deeds, plats, maps, tax and zoning records, etc.
- Analyzed the Fairview area, Williamson County, the subject neighborhood and the subject site with respect to prevailing market conditions and property values.
- Gathered market data with regard to sales of similar commercial sites in the subject's market area.
- Analyzed the data gathered to arrive at the highest and best use of the subject property.
- Estimated market value of the property based on the sales comparison approach.

- Reconciled the results of this analysis into an opinion of "as is" market value of the subject's fee simple estate.
- Estimated the exposure time for the subject property.

**Neighborhood
Data:**

General Boundaries: The neighborhood is located in Fairview, Tennessee, which is positioned in the northwest corner of Williamson County and is roughly 18 miles northwest of Franklin, the county seat. In general, geographic boundaries consist of the areas accessible from Highway 96 N between I-40 to the north and Highway 100 to the south.

Access/Transportation: The principal arterial serving the neighborhood is Highway 96 (TN 96), a two-lane arterial that intersects and converges with Highway 100 in Fairview and is the principal means for accessing the interstate system via interchange with I-40 at the north end of the city limits. Highway 96 provides an abundance of access, including individual site driveways, as well as interchanges with higher capacity roadways. TDOT estimates indicate that Highway 96 received an average daily traffic (ADT) flow of 9,793 vehicles in 2021.

Highway 96 converges with Fairview Boulevard (TN 100), or Highway 100, to the south, which was designed to provide regional mobility prior to the completion of the interstate. Highway 100 is primarily a two-lane facility with turn lanes, center turn lanes and traffic signals at critical intersections, but has been widened to become a four-lane divided facility with ramped interchange in the vicinity of the Highway 96 intersection. According to Tennessee Department of Transportation (TDOT) estimates, traffic volume along Highway 100 was 17,841 vehicles per day (VPD) in 2021.

Access to the neighborhood from employment centers in Nashville is provided by I-40, a short distance north of the subject. Known as "Tennessee's Main Street", I-40 passes through Memphis, Nashville, and Knoxville, making it one of the State's most highly traveled roadways. According to Tennessee Department of Transportation (TDOT) estimates, traffic volume along I-40, just north of the subject, was 28,523 vehicles per day (VPD) in 2021.

Interstate 840 is an auxiliary interstate highway consisting of a 78-mile bypass around Nashville with the focal point being Dickson, Hickman, Williamson, Rutherford and Wilson Counties and the cities of Fairview, Thompson's Station, Murfreesboro, Smyrna and Lebanon. TDOT estimates indicate that I-840 received an average daily traffic (ADT) flow of 13,759 vehicles in 2021.

Land Uses/Percent Built-Up: The neighborhood is approximately ±50% built-up at this time and reflects traditional suburban development in built up areas. Commercial development along the primary traffic route, Highway 96, primarily exists around the I-40 interchange to the north, which consists of mostly highway service uses such as fuel stations, motels, and fast-food restaurants. Industrial development is primarily located along Loblolly Pine Blvd and Black Pine Rd, a short distance north

of the subject. Existing uses are weighted toward light manufacturing, office, and retail.

Residential uses primarily consist of frame dwellings on un-platted parcels and single-family subdivisions reflecting modest price points. MLS data for the City of Fairview indicates that 331 single-family homes sold within the last year, ranging in price from \$92,000 to \$5,995,000 with mean and median indications of \$448,094 & \$378,500, respectively. Historically, Fairview has grown at a modest rate, which is due in part to sewer-capacity issues. After exceeding capacity in 2004, the Fairview Water and Wastewater System sewer plant was subject to a moratorium on new sewer connections by the State. The City subsequently sold the system to the Water Authority of Dickson County (WADC) in 2006, which constructed a 12-mile sewer line from I-40 to Dickson to divert flow from the Fairview plant.

Time-distance relationships have also limited growth in Fairview, relative to other incorporated cities in Williamson County. Franklin, Brentwood & Spring Hill, Williamson County's largest and fastest growing cities, all share similar access and linkages to employment centers and community support systems in and out of the county via I-65, US 31 & US 431. Fairview, on the other hand, is located in the northwest corner of Williamson County and has historically interacted more closely with neighboring communities in Davidson, Cheatham and Dickson Counties, which are all linked to Nashville via Interstate 40, US 70 & SR 100. However, the completion of I-840 has enhanced Fairview's connections with other incorporated communities in Williamson, Maury & Rutherford Counties, and provided existing residents and transplants an alternative in Williamson County to the higher-priced Brentwood, Franklin & Spring Hill. This, coupled with strong connections to Nashville, has proven to be attractive to residential developers that have historically overlooked Fairview. Trails of Brownlyn, one of the largest proposed developments in Williamson County history, is entitled for 725 residential units, including 550 single-family lots and 175 townhome lots. Richland Estates, a planned subdivision along the north side of Cox Lane, will be comprised of ±111.09 acres of land intended for 141 single-family lots. The initial development includes three phases containing 51 lots on ±38.00 acres. Finished homes are projected to range from \$400,000 to \$450,000. Lampley subdivision, located at the corner of NW Highway and Dice Lampley Road, was acquired for 101 single-family lots on ±114 acres. Phase 1 will yield 28 lots that are under contract to a homebuilder that has projected finished home prices of \$1.1 to \$1.3 million. Fairview Town Center, which is being developed by Regent Homes, will include 534 housing units, including multifamily dwellings, townhouses, and one-quarter acre single family lots. The plan also includes 15,180 SF of retail space, 17,160 SF of restaurant space, 50,160 SF of office space, and 28,710 SF of community facilities.

Developments like these provide evidence of a strengthening and expanding residential market with commercial opportunities likely to follow.

Central areas of the neighborhood are rural in character but have an emerging suburban residential development pattern.

Businesses have taken notice of these development patterns emerging in Fairview as well. Vintage Millworks, founded in 1987, offers decorative and multi-functional architectural woodwork for both residential and commercial projects. Recently they announced the relocation of their headquarters, showroom, and manufacturing operation from Nashville to Fairview. The new operation is located at 1319 Hwy 96, just south of the Loblolly Industrial Park. They expect to grow their team from 20 employees to 30 after operations begin. Another business relocating to Fairview is Elevation Studios, who plans to build a \$100 million tour production campus located south of the Flying J Travel Plaza at the I-40/Hwy 96 interchange. The Founder and CEO, Eric Elwell, revealed plans for facilities including soundstages, rehearsal studios, creative spaces, workshops, offices, and conference rooms.

Community support facilities such as schools, churches, parks, etc. are present throughout the neighborhood. Schools are operated by the Williamson County School System, a top performing district in the State. The city is served by Fairview Elementary School, Westwood Elementary School, Fairview Middle School, and Fairview High School. Bowie Nature Park is one of the largest city-managed parks in Tennessee. The 722-acre park includes a nature center containing nature exhibits and art, as well as 17 miles of trails that wind through wetlands, grasslands, and forests. Emergency services such as 911 dispatch, police and fire are provided by the City of Fairview.

Demographics: We performed a 1, 3, and 5-mile demographic ring study of the subject property using ESRI Business Analyst in order to analyze the subject neighborhood. The estimated 2021 average household income for those living within one mile of the subject property was \$89,434 per year. This figure was slightly higher than the 3 to 5 mile radius', which had estimated average annual incomes of \$84,865 and \$86,827 respectively. The overall population within a five-mile radius was 15,386, with an anticipated growth of 2.11% per year through 2026.

Competitive Advantages/Disadvantages: The neighborhood benefits from a relatively convenient location in northwest Williamson County. Connections to Nashville are strong and interactions with other incorporated communities in Williamson County have strengthened since the completion of I-840. All of the elements of a self-contained community are present in the neighborhood including housing, schools, shopping and eating establishments, etc., and major employment centers are within reasonable driving distance. Disadvantages include aging and insufficient public utilities infrastructure that has historically limited development.

Conclusion: In summary, the subject neighborhood is best described as on the fringe of development within Fairview, as most surrounding properties are residential or agricultural in nature. The neighborhood

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benefits from having good access to SR 100, SR 96, I-840, and I-40. The neighborhood has seen some growth over the last several years, primarily in the residential sector, and there is vacant land still available for development purposes. Although access to sewer service is limited, the WADC has explored and is approving alternative sewer systems. The convenient location of the neighborhood relative to employment centers in Nashville coupled with a moderately priced housing stock enhances the marketability of properties in the area. Accordingly, property values are expected to appreciate in the near term.

Zoning & Land Use: The subject is currently zoned **RS-40, Single Family Residential Districts** by the City of Fairview Planning and Codes Department. The following description was taken from the Fairview Zoning Ordinance.

RS-40 – Single Family Residential Districts: *This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Generally, the residential development will consist of one family dwellings and manufactured homes located on individual lots and accessory structures. This district also includes community facilities, public utilities, and open uses which serve specifically the residents of these districts, or which are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the intent of this ordinance that this district be located in areas where full urban services may not be available and may not be economically feasible to provide. It is the express purpose of this ordinance to exclude from this district, all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided by these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.*

According to the City of Fairview's 2040 Comprehensive Plan, the Highway 96 corridor between I-40 and Highway 100 is being eyed for substantial development in the future. A "Future Land Use and Character Map" provided in this plan revealed that the subject tracts, along with much of the neighboring area, are policed for "commercial center" development, suggesting sweeping zoning changes in the future. (See Addenda)

The subject is a 10.47-acre vacant agricultural/residential assemblage and is assumed to be in compliance with all applicable zoning regulations. It is currently zoned for residential uses, but policed for commercial uses in the future.

**Property
Tax Data:**

The subject property is identified by the Williamson County Assessor of Property's Office as Parcels 23.07 and 23.08 on Tax Map 21. It is located within the city limits of Fairview, which has a combined city/county 2021 tax rate of \$2.7576 per \$100 of assessment. The subject is classified as

agricultural property, which has an assessment ratio of 25% of appraised value. The subject's current tax assessment data is summarized as follows.

<u>Parcel No.</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Ratio</u>	<u>Assessment</u>	<u>Tax Rate</u>	<u>Tax Burden</u>
23.07	\$123,100	\$0	\$123,100	25%	\$30,775	0.027565	\$848
23.08	\$120,400	\$0	\$120,400	25%	\$30,100	0.027565	\$830

According to the Williamson County Trustee's Office and City Finance Office, the 2021 property taxes are due in the amount shown above. There are no delinquent property taxes owed from prior years.

Site Data:

The subject is located along the south side of Highway 96, and along the east side of Northwest Hwy, a short distance south of I-40, in Fairview, Williamson County, Tennessee. The subject's physical features are described as follows:

Size/Shape/Frontage: The 10.47-acre (456,073 SF) subject site is generally rectangular in shape and includes $\pm 728'$ of frontage along the south side of Highway 96 and $\pm 690'$ of frontage along the east side of Northwest Hwy. Parcel 23.07 contains 5.32 acres and Parcel 23.08 contains 5.15 acres.

Visibility/Exposure: The subject's road frontage is highly visible. Due to its larger size, wooded terrain, and sloping topography, most of the interior areas of the subject site are not visible from the surrounding roadways.

Topography: Sloping north to south and wooded.

Drainage: Surface runoff along the natural contours of the land.

Access: Drive-up access is available from most points along the subject's road frontage.

Utilities: Public utilities are available in sufficient capacity to support most development.

Easements: A MTEMC distribution line bisects Parcel 23.07. Discussions with an MTEMC engineer revealed that this line may be relocated and likely would be if/when NW Hwy is realigned.

Surrounding Property Uses: Agricultural and rural residential in all directions. Commercial and industrial properties are clustered along Highway 96, with the greatest concentration located northwest at Loblolly Pine Industrial Park and the I-40/Hwy 96 interchange.

Floodplain: According to FEMA Flood Insurance Rate Map 47187C0020F, Zone X, dated September 29, 2006, no portion of the site

is located in a flood hazard area. See General Assumptions and Limited Conditions items number 14.

Environmental: *The existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor did the appraisers become aware of such during the inspection. The appraisers have no knowledge of the existence of such materials on or in the property. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property. The value estimated is based on the assumption that no such condition on or in the property or in proximity would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.*

Subsoil: We were not provided a soil study of the site, but it is assumed that the subsoil is of sufficient strength and load bearing capacity to support future improvements.

Conclusion: The 10.47-acre subject site is generally rectangular in shape, wooded, and exhibits a sloping topography. The property includes frontage along Highway 96 N and Northwest Hwy and is suitable for a variety of agricultural/residential uses permitted by zoning. Additionally, the likelihood of the subject being rezoned to support commercial uses increases the development potential and marketability.

**Highest and
Best Use:**

Highest and Best Use is defined by the Appraisal Institute as: *"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (Page 109, The Dictionary of Real Estate Appraisal, Sixth Edition).*

The definition indicates that there are two types of highest and best use. The first type is highest and best use of land or a site as though vacant. The second is highest and best use of a property as improved. Each type requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the site's highest and best use. The highest and best use of an improved property will only be for another use when the value of the land as if vacant exceeds the value of the property as improved plus demolition costs.

"As Though Vacant"

The reasonably probable and legal use of the subject, as though vacant, which is physically possible, financially feasible and results in the highest value and represents the highest and best use would be to develop the site with a use or uses approved by zoning or the land use plan. The timing is now and the most probable buyer is an owner/user, developer, and/or land speculator.

Valuation:

The typical and theoretical real estate appraisal includes three separate but interrelated preliminary approaches to value, which are correlated into a single final value conclusion. The preliminary approaches are identified as the Cost Approach, the Sales Comparison Approach and the Income Capitalization Approach.

In the appraisal of a specific property, one or more of the approaches may be more applicable than the others, and one or more of the approaches may be impractical because of the lack of suitable data in the market with which to make comparisons. Market participants are currently analyzing purchase prices for vacant land and development sites as they relate to available substitutes in the market. Accordingly, the sales comparison approach was processed. The cost and income capitalization approaches were excluded due to lack of relevance.

SALES COMPARISON APPROACH

Sales comparison approach is defined as, *"the process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."*

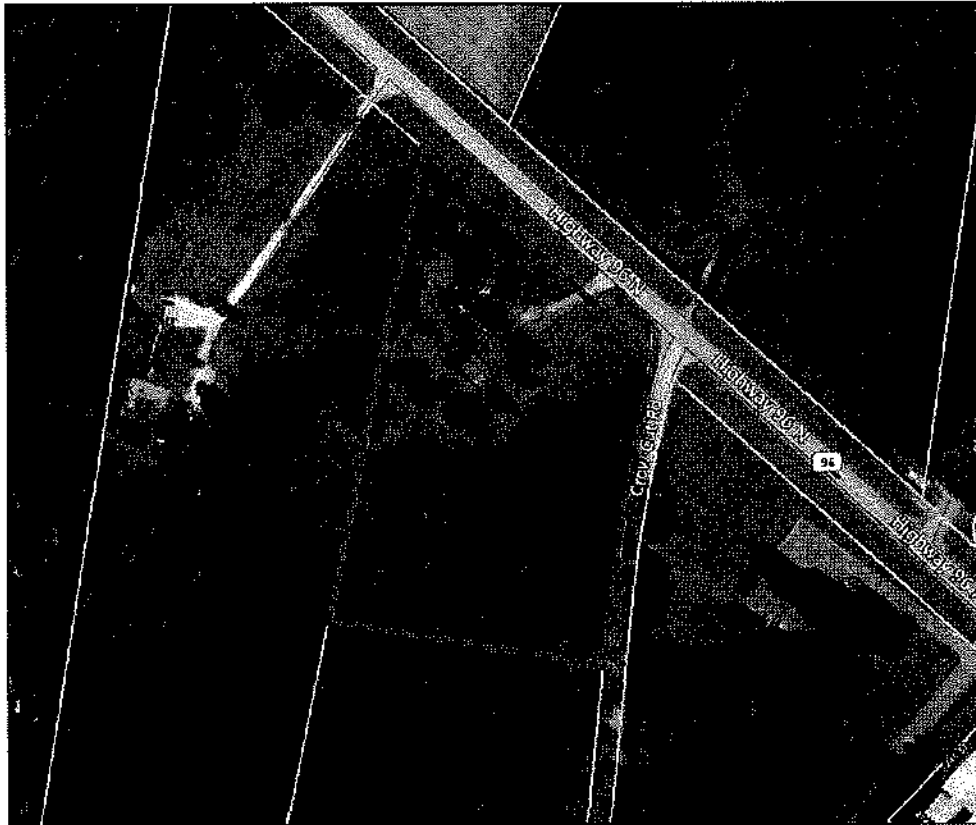
In the sales comparison approach, the value of a property is estimated by comparing it with similar, recently sold properties in the surrounding or competing area. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set by the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution. Through the analysis of sales of verified arm's-length transactions, market value and price trends are identified. The sales utilized are comparable to the subject in physical, functional, and economic characteristics. The basic procedure is as follows:

1. Identify the most recent relevant sales from which to select and analyze truly comparable sales, with consideration given to the date of sale.
2. Identify any changes in economic conditions between the date of sale and the date of value.
3. Calculate the cash equivalent price for any sale that includes favorable financing.
4. Reduce the sale price to a unit of comparison such as the sale price per square foot or sale price per unit.

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5. Make appropriate adjustments to the prices of the comparable sale properties for differences in the relevant elements of comparison.
6. Interpret the results to derive a value indication from the sales comparison approach.

The best method of valuing land is by comparing the subject property to similar sites that have recently sold. The subject is a vacant 10.47-acre (456,073 SF) agricultural/residential assemblage located along the south side of Highway 96, in Fairview, Williamson County, Tennessee. Our investigation revealed the following sales and listings of similar properties in the vicinity of the subject.



Land Sale 1

Location: 1327 Highway 96 N, Williamson County, TN 37062
Map/Parcel: 18/29.00
Grantors: Roselynn C. Tignor, Reba Elizabeth Collier, Lori Meadows, Williams Henry Collier, Jr., Rita Mangrum, Linda Norvell, Raymond Elmoe Collier, James Collier, and Malcolm Douglas Collier
Grantees: Bryan D. Spicer, Timothy Mangrum, and Ken Karger
Date of Sale: March 25, 2021
Book/Page: 8499/463
Zoning: CG
Price: \$319,000
Size: ±3.97 acres

Price/Acre: \$80,353

Comments: Located at the southwest corner of Highway 96 N and Crow Cut Road, a short distance south of the I-40/Hwy 96 interchange, in Williamson County, Tennessee. The rectangular-shaped site exhibits generally 50/50 ratio wooded and cleared terrain with a gently rolling topography. The property was sold via online auction at the order of the Chancery Court to settle the Collier Estate. However, the property was exposed to the market for approximately one year (listed December 2019) and the auction held open bids for over 1 month. The sellers paid commissions and no auction premium was indicated on HUD1. According to the buyer, there are no plans for development at this time.



Land Sale 2

Location: Highway 96 N, Williamson County, TN 37062
Map/Parcel: 18/49.03
Grantor: Pilot Travel Centers LLC
Grantee: Anita Bakshi Dogra
Date of Sale: March 24, 2021
Book/Page: 8496/252
Zoning: CI
Price: \$1,182,000
Size: ±13.83 acres

Price/Acre: \$85,466

Comments: This 13.83-acre tract is located at the corner of Highway 96 N and Kingston Rd, just south of the I-40/Hwy 96 interchange, in Williamson County, Tennessee. The tract has a rolling topography and is mostly wooded. According to the broker, the property was unused surplus land of the adjoining truck stop. It was listed at \$120,000/acre and received approximately 8 months exposure to the market. The seller imposed certain land use restrictions upon sale to prohibit competition, including the sale of petroleum products, restaurants, truck repair, and convenience stores. The buyer is reportedly pursuing a hotel development.



Land Sale 3

Location: 205 Gum Branch Rd, Dickson, TN 37029
Map/Parcel: 129/59.02
Grantors: Gerald C. Vandervlugt & Carole C. Vandervlugt
Grantees: William D. Joyce, Jr. and Donna J. Joyce
Date of Sale: December 29, 2020
Book/Page: V1481/669
Zoning: B3
Price: \$360,000
Size: ±3.7 acres

Price/Acre: \$97,297

Comments: This 3.7-acre tract is located just north of I-40, situated east of Comfort Inn and Fairfield Inn & Suites by Marriot, in Dickson, Tennessee. The rectangular-shaped site has a flat topography and is mostly wooded. The property was improved at the time of purchase with a 55-year old, 1,612 SF single family dwelling in need of repair that was sold "as-is/where-is". It was purchased by a local investor who owns property nearby. The highway commercial zoning allows for a structure of up to 4 stories, similar to the neighboring hotel properties. According to MLS# 2108592, the property was exposed to the market for approximately 200 days at an asking price of \$675,000, and then lowered to \$550,000 before closing at \$360,000 in December 2020.



Land Sale 4

Location: 177 Luyben Hills Rd, Kingston Springs, TN 37082
Map/Parcel: 96/69.00
Grantors: Steven J. Chandler & Theresa M. Chandler
Grantees: Andrew Ferrin and Rebecca Buchanan
Date of Sale: December 28, 2018
Book/Page: 542/1646
Zoning: C2
Price: \$260,000
Size: ±3.016 acres

Price/Acre: \$86,207

Comments: This 3.016-acre tract is located along the south side of Luyben Hills Rd, just south of I-40, in Kingston Springs, Tennessee. The irregular-shaped site has a sloping topography that has been cleared by the sellers. The property is zoned C2, Highway Commercial, and all utilities are available to the property including city sewer and two water taps. According to MLS#1904773, the property was exposed to the market for approximately 200 days at an asking price of \$299,000, which was lowered to \$275,00 and exposed to the market for approximately 100 days, before closing at \$260,000. The sellers acquired the property for retail development (Sweet T's) but opened another location and decided to list the property. The buyer acquired it for development with a custom metal fabrication shop (Farrin Ironworks).



Land Listing 1

Location: 1540 Highway 96 N, Fairview, TN 37062
Map/Parcel: 18/1.00
Zoning: CG
Price: \$2,200,000
Size: ±14.57 acres

Price/Acre: \$150,995

Comments: This 14.57-acre tract is located along the north side of Highway 96 N, a short distance west of the I-40/Hwy 96 interchange, in Fairview, Tennessee. The rectangular-shaped site has a gently rolling topography and is mostly cleared of trees. All utilities are available to the site, including city sewer. According to the listing agent, the property had been under contract for 2 months but the buyer backed out without explanation. Since then, the property has received 2 offers for residential use but the seller rejected the offers. The property has been exposed to the market since May 1, 2021, with no change in asking price.



Land Listing 2

Location: Highway 96 N, Fairview, TN 37062
Map/Parcel: 18/10.00
Zoning: IG
Price: \$750,000
Size: ±5.89 acres

Price/Acre: \$127,334

Comments: This 5.89-acre tract is located along the south side of Highway 96 N, just south of the I-40/Hwy 96 interchange, in Fairview, Tennessee. The generally rectangular-shaped site has a rolling topography and is mostly wooded. The site borders the Horizon Travel Plaza on the west and is being marketed for retail, fast food, or motel use, but is restricted from gas station use. According to the listing agent, the property had been under contract for approximately 2 years at the asking price, however, complications with the COVID-19 pandemic stalled the deal when the buyer was unable to obtain sufficient financing. The property owners are now considering ground leasing the site or raising the asking price to \$1,000,000 depending on market activity in the coming months. All utilities are available to the site, including city sewer.



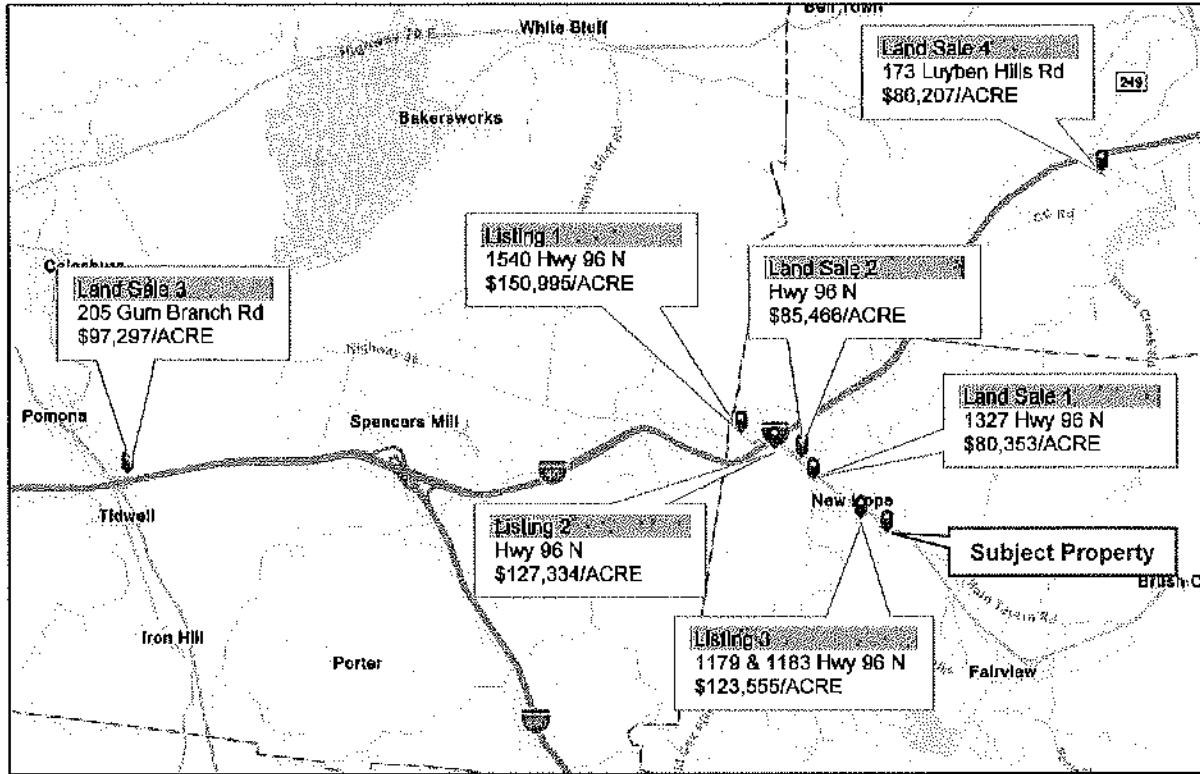
Land Listing 3

Location: 1183 Highway 96 N, Fairview, TN 37062
Map/Parcel: 21/23.10
Zoning: RS-15
Price: \$649,900
Size: ±5.26 acres

Price/Acre: \$123,655

Comments: This 5.26-acre tract is located along the south side of Highway 96 N, just west of subject, in Fairview, Tennessee. The rectangular-shaped site has a rolling topography and is mostly wooded. The property is being marketed as having potential for both commercial and/or residential development. All utilities are available to the property, including sewer. The property has been exposed to the market for approximately 15 months and was initially listed in July 2020 at an asking price of \$549,000. Approximately one month ago, the property received a verbal offer of \$400,000 (\$76,046/acre) from a local business owner but was rejected by the sellers. According to the listing agent, this is a standing offer. Recently, the asking price was raised to \$649,000, and has garnered some attention, however, the listing agent would not confirm the identity of the parties involved.

LAND SALES MAP



SUMMARY OF COMPARABLE LAND SALES

#	Date Book/Page	Map/Parcel Zone	Property Address	Size SF Size Acre	Sale Price	\$/Acre
1	3/25/2021 8499/463	16/29.00 CG	1327 Highway 96 N Fairview, TN	172,933 3.97	\$319,000	\$80,353
2	3/24/2021 8496/252	16/49.03 C1	Highway 96 N Fairview, TN	602,432 13.83	\$1,182,000	\$85,466
3	12/29/2020 V1481/889	129/59.02 B3	205 Gum Branch Rd Dickson, TN	161,172 3.7	\$360,000	\$97,297
4	12/28/2018 542/2763	96/69.00 C2	173 Luyben Hills Rd Kingston Springs, TN	131,377 3.016	\$260,000	\$86,207
L1	TBD	18/01.00 CG	1540 Highway 96 N Fairview, TN	634,889 14.57	\$2,200,000	\$150,995
L2	TBD	16/10.00 IG	Highway 96 N Fairview, TN	258,567 5.89	\$750,000	\$127,334
L3	TBD	21/23.10 & 23.11 RS-15	1179 & 1183 Hwy 96 N Fairview, TN	229,125.60 5.26	\$649,000	\$123,555
Average Indications				342,817 7.87	\$817,143	\$107,315

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Analysis of Land Sales: As illustrated, four recent sales and three active listings of sites suitable for commercial development were included in this analysis, all of which were selected due to their similarities to the subject. The sales were compared to the subject based on property rights conveyed, financing, sale conditions, market conditions, and physical characteristics. To the best of our knowledge, all the sales represented arms-length transactions, which included the fee simple estate property rights. In addition, all of the sales were cash to seller conveyances, whereby financing was not a factor in the sales price. We are not aware of any unusual sale conditions involved in any of the transactions. Accordingly, no adjustments were necessary for these factors.

All of the sales occurred within the last 3± years and represent some of the most recent sales of tracts deemed similar to the subject. Significant investment throughout Fairview and the overall Nashville MSA over the past several years has fueled rapid appreciation and current fundamentals are reflective of a rising market. Differences in market conditions will be considered on a qualitative basis in this analysis.

Location/Visibility/Exposure: The subject is well located along the south side of Highway 96 N, a short distance south of I-40, in Fairview, TN. The geographic locations of the comparable sales and listings were judged similar overall given each is located along the Highway 96 corridor, where much of the anticipated development is likely to take place in Fairview in the future, or within 1 mile of another I-40 interchange in the area. All of the comparables have great visibility from their respective road frontages, similar to the subject. Sales 1 & 2 are corner sites and are most similar to the subject in terms of road frontage and accessibility. Listing 3 is most similar based on proximity. Differences will be considered on a qualitative basis.

Size/Shape: The comparables range in size from 3.016 to 14.57 acres, which brackets the 10.47-acre size of the subject property that is comprised of two 5± acre tracts. Typically, an inverse relationship exists between size and unit price, with smaller tracts selling at higher unit prices. All of the comparables feature dimensions that are conducive for commercial development. Differences will be considered on a qualitative basis.

Utilities: Similar to the subject, all of the comparables have sufficient access to utilities to support development. Accordingly, no adjustments were warranted.

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Zoning: The sales and listings all share zoning designations or land use policies that would support commercial development. Listing 3 is most similar to the subject based on its residential zoning and "commercial center" land use policy. Differences in zoning will be considered on a qualitative basis.

Topography/Floodplain: The subject property consists of raw, rolling to sloping terrain that is densely wooded. Overall, Sale 2 and Listings 2 & 3 are most similar in this regard. Differences will be considered on a qualitative basis.

Conclusion: The sales and listings are sufficiently recent, local and physically similar to form a credible value opinion for the subject site. They ranged in unit price from \$80,353 to \$150,995 per acre, with an indicated average of \$107,315 per acre. It is pertinent to note that the three listings included in this analysis have received lengthy exposure to the market, garnering little interest at the current price and/or complications closing. Listings 1 & 3 have been on the market for over 1 year and Listing 2 has been on the market for 8± years. Conversations with the listing agents revealed that while there has been some interest involved with these tracts, the offers that were made on Listing 1 & 3 were well below asking price and rejected by the sellers, while Listing 2 was under contract for nearly full asking price but was rejected by the buyer's lenders due to uncertainty during the COVID-19 pandemic. This activity among the listings suggests optimism among sellers and listing agents, but uncertainty among buyers and lenders. The closed sales ranged in unit price from \$80,353 to \$97,297 per acre, producing an average indication of \$87,331/acre. Therefore, having considered all pertinent factors, including the subject's development potential, distance from I-40, current zoning, and its location in the path of development, it is our opinion that a unit value from the upper-middle of the closed sale range of **\$90,000/acre** is reasonable and reflective of the land value of the subject property at this time. The land value calculation is as follows:

LAND VALUE CALCULATION

<u>Size/SF</u>		<u>Unit Value</u>		<u>Total</u>
10.47 Acres	x	\$90,000	=	\$942,300
		Rounded To:		\$940,000

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"As Is" Market Value

Based upon our investigation, and subject to the general assumptions and limiting conditions as set forth in the report, it is our opinion that the "as is" market value of the subject's fee simple estate, as of September 30, 2021, was:

NINE HUNDRED FORTY-FIVE THOUSAND DOLLARS

\$945,000

Allocation of Value

The subject consists of 2 tracts of roughly equal size. Parcel 23.07 contains 5.32 acres. Although an intervening parcel exists (APN 21/23.04), it benefits from corner influence due to its position and frontage near the intersection of Highway 96 N and Northwest Highway. This typically provides an enhancement to value but is offset by the existing encumbrance of an MTEMC easement to some degree. Accordingly, it is our opinion that the allocation should be based on the pro rata share based on land area. The calculation is as follows:

LAND VALUE ALLOCATION						
<u>Parcel</u>	<u>Size/SF</u>		<u>Unit Value</u>		<u>Total</u>	<u>Rounded To</u>
23.07	5.32 Acres	x	\$90,000	=	\$478,800	\$480,000
23.08	5.15 Acres	x	\$90,000	=	\$463,500	\$465,000

ESTIMATE OF MARKETING TIME & EXPOSURE TIME

Marketing time is defined as, "an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal." Based on discussions with local brokers and considering current market conditions found throughout the Nashville area, the marketing time is estimated to be **twelve months**.

Exposure time is defined as, "an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal." Considering the level of

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activity experienced by the local market area over the past several months, a reasonable exposure time is estimated to be **twelve months**.

CERTIFICATION OF THE APPRAISER

We certify that, to the best of our knowledge and belief...

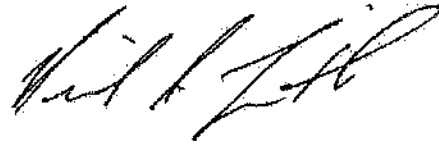
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. Derrick Smith has made a personal inspection of the property that is the subject of this report. Eric Boozer has not inspected the property.
10. Graham R. Petersen, Tennessee State Registered Appraiser, 6022, provided significant real property appraisal assistance to the persons signing this report, including inspection of subject property and comparables, site-specific data analysis, market data research and analysis, and participation in the valuation analysis and conclusion.
11. As of the date of this report, I, Eric L. Boozer, have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
12. As of the date of this report, I, Derrick A. Smith, have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
13. Eric L. Boozer hereby certifies that he is a Tennessee State Certified General Real Estate Appraiser and his certificate number is CG-389.
14. Derrick A. Smith hereby certifies that he is a Tennessee State Certified General Real Estate Appraiser and his certificate number is CG-4460.

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15. This report was prepared in accordance with Title XI of FIRREA.
16. *Boozer & Company, P.C.* has performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Eric L. Boozer, MAI, AI-GRS, CCIM, CG-389
State Certified General R. E. Appraiser



Derrick A. Smith, MAI, CG-4460
State Certified General R. E. Appraiser

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This Appraisal Report and resulting estimate of value, made expressly for the City of Fairview, is subject to the following assumptions and limiting conditions:

1. *The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. Therefore, these forecasts are subject to changes in future conditions. Value estimates in this appraisal report are stated in United States currency as of the date of appraisal.*
2. *No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable and in Fee Simple, unless otherwise stated in the report.*
3. *The property is appraised free and clear of all existing liens and encumbrances, including deed restrictions and developers agreements, unless otherwise stated in this appraisal report.*
4. *Information furnished by others is believed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser(s).*
5. *Maps, plats, and exhibits included in this appraisal report are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose. The appraiser(s) has not made a survey of the property, and no responsibility is assumed in connection with such matters.*
6. *The physical condition of the improvements described herein was based on a visual, walk-through inspection. No liability is assumed for the soundness of structural members, building components, mechanical equipment, plumbing, or electrical components as no professional tests were made of the same. The appraiser(s) assumes that no hidden or unapparent conditions of the property, subsoil, or structures exist, which would render the property more or less valuable. The appraiser(s) assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors. The appraiser(s) recommends that the client obtain an opinion from a competent engineering firm.*
7. *It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report.*
8. *It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.*
9. *It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate(s) contain in this report is based.*
10. *It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that no encroachment or trespass exists, unless noted in this appraisal report.*
11. *Value estimates in this appraisal report apply only to the entire property, and cannot be prorated to individual portions or fractional interests. Any proration or division of interest will invalidate the value estimate(s), unless such proration or division of interests is set forth in this appraisal report.*

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12. *The appraiser(s) is not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been made previously therefore. The fee charged for this appraisal does not include payment for court testimony or for further consultation.*
13. *Unless otherwise stated in this appraisal report, the appraiser(s) did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser(s) has no knowledge of the existence of such materials on or in the property. The appraiser(s), however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. Value estimates within this appraisal report are predicated on the assumption that there is no such material on or in the property, that would cause a loss in value. No responsibility is assumed for any expertise or engineering knowledge required to discover them. The appraiser(s) recommends that appropriate experts be retained to investigate and determine to what extent, if any, such substances are present and what risks, if any, are involved.*
14. *The determination concluded in this appraisal, as to whether or not the subject property is located within a Flood Hazard Zone, is based solely on an inspection of available Flood Insurance Rate Map(s) (FIRM) which are distributed by the National Flood Insurance Program (NFIP). The NFIP maps represent the most recent revisions available after reasonable investigations. Although these maps are the basis for flood hazard determination, the map scale is typically not adequate for accurate comparisons with other maps and/or surveys. Therefore, the determination presented herein regarding location of the subject property outside or within a flood hazard zone should not be construed as a guarantee or certification. Certification of this can only be provided by a qualified engineer and/or surveyor. If there is any possibility that the subject is within an identified flood hazard zone, we recommend that the property should be covered by adequate flood insurance.*
15. *Unless otherwise noted in this appraisal report, no consideration in the valuation process has been given to subsurface rights (minerals, oil, water, etc.) that may be found on the subject property.*
16. *Any proposed or incomplete improvements included in this appraisal report are assumed to be completed in accordance with approved plans and specifications and in a workmanlike manner.*
17. *The appraiser(s) reserves the right to alter opinions of value contained in this appraisal report on the basis of information withheld or not discovered in the normal course of a diligent investigation.*
18. *The Americans With Disability Act (ADA) became effective July 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis would reveal the need for renovations to comply with that statute. Such a requirement could have an adverse impact on the market value of the property. Because the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of the ADA in this report.*

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QUALIFICATIONS OF ERIC L. BOOZER, MAI, AI-GRS, CCIM

EDUCATION

Jacksonville State University: Bachelor of Science Degree - 1985

Courses & Seminars:

Real Estate Appraisal Principles	Case Studies in Real Estate Valuation
Basic Valuation Procedures	Report Writing and Valuation Analysis
Capitalization Theory and Techniques A	Standards of Professional Practice A
Capitalization Theory and Techniques B	Standards of Professional Practice B
Analyzing Operating Expenses	Data Confirmation and Verification Methods
Small Hotel/Motel Valuation	The Internet and Appraising
Advanced Income Capitalization	Appraisal of Local Retail Properties
Evaluation of Commercial Construction	Evaluation of Residential Construction
Analyzing Commercial Lease Clauses	Effective Appraisal Writing
Analyzing Distressed Real Estate	GIS Applications for RE Appraisal
Data Verification Methods	Fundamentals of Going Concerns
Uniform Standards of Professional Practice	Business Practice and Ethics
Contract or Effective Rent	Practical Highest and Best Use
General Review Theory	Commercial Appraisal Engagement/Review
Conservation Easements (ASFMRA)	Litigation Appraising
Understanding Conservation Easements	Uniform Standards for Federal Land Acquisitions
Valuation of Conservation Easements	USPAP Update Courses

EXPERIENCE

1996-Present: President, **BOOZER & COMPANY, P.C.**, a real estate appraisal and consulting firm specializing in the valuation of commercial, industrial, and residential properties.

1991-1995: Real Estate Appraiser - Norman Hall & Associates

1990-1991: Real Estate Appraiser - Richard Banks & Associates

1987-1990: Real Estate Appraiser - Tennessee Valley Authority

Provided testimony in Federal, Chancery, Circuit courts, as expert witness in real estate valuation.

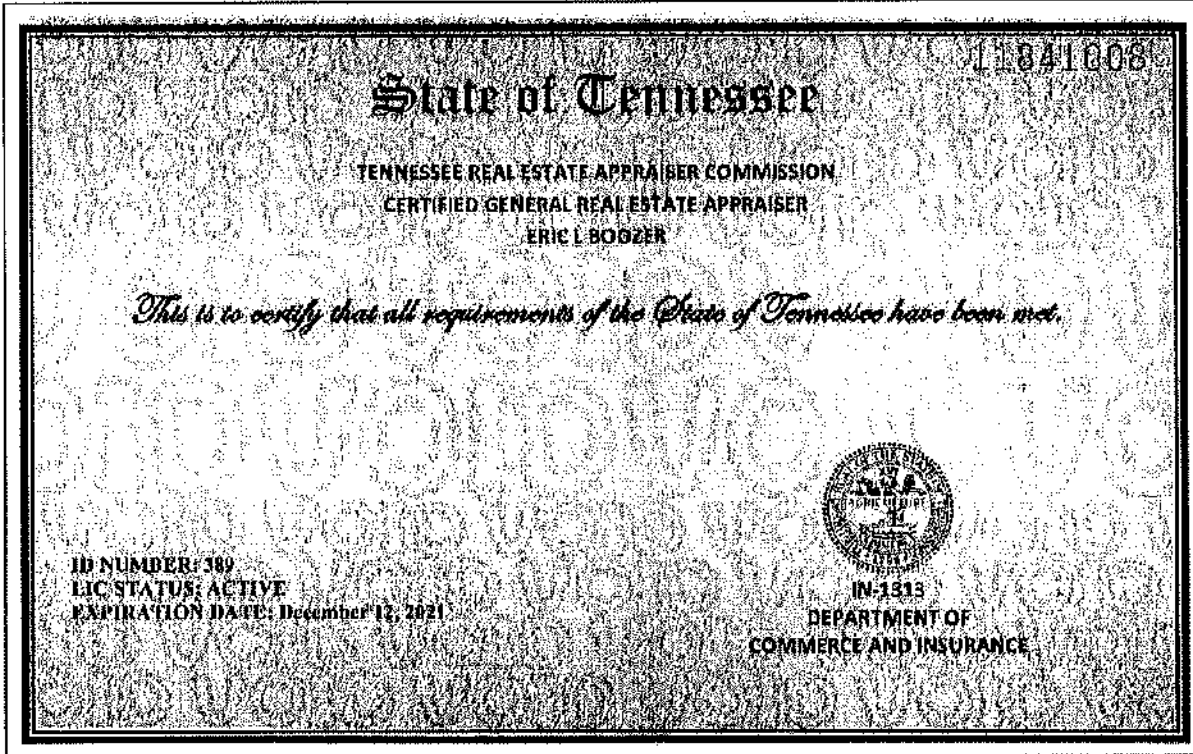
PROPERTY TYPES APPRAISED

• Apartments	• Office	• Shopping Centers
• Manufacturing	• Office/warehouse	• Distribution centers
• Restaurants	• Churches	• Automobile dealerships
• Subdivision	• Mixed-Use	• Timberland/rural land/farms
• Parking Garage	• Residential Condo	• Elderly housing facilities
• Hotel/motel	• Self-storage	• Office Condominiums

Other experience includes consulting, investment analysis, feasibility studies, market analysis, site selection, tax assessment advice, litigation consulting, condemnation, and the valuation of easements, encroachments, estates, partial interests, and diminution.

PROFESSIONAL AFFILIATIONS

Member Appraisal Institute (MAI) Certificate No. 10671
AI-GRS Designation – Appraisal Institute 2019
TN State Chapter No. 37 - 1995 MAI Candidate Liaison
TN Chapter Nominating Committee – 1996, 1999
TN Chapter General Associates Guidance Chair - 1997, 1998
Young Advisory Council (YAC), Washington D.C. - 1988
TN Chapter Board of Directors - 1997, 1998, 1999, 2017, 2018, 2019
TN Chapter Regional Representative - 2020
Real Estate Broker - State of Tennessee - License Number 00237573
Member of Greater Nashville Association of Realtors®
Certified Commercial Investment Member (CCIM)
Associate Member Institute of Real Estate Management (IREM)
Tennessee State Certified General Real Estate Appraiser - License Number CG-389



QUALIFICATIONS OF DERRICK A. SMITH, MAI

Education

Bachelor of Science Degree - Middle Tennessee State University

Professional Courses & Seminars

Basic Appraisal Principals - TREES/TAPS
Basic Appraisal Procedures - TREES/TAPS
Uniform Standards of Professional Appraisal Practice - TREES/TAPS
General Appraiser Income Approach/Part 1 - Appraisal Institute
General Appraiser Income Approach/Part 2 - Appraisal Institute
Advanced Income Capitalization - Appraisal Institute
General Appraiser Report Writing and Case Studies - Appraisal Institute
General Appraiser Sales Comparison Approach - Appraisal Institute
General Appraiser Market Analysis and Highest & Best Use - Appraisal Institute
General Appraiser Site Valuation & Cost Approach - Appraisal Institute
Real Estate Finance Statistics and Valuation Modeling - Appraisal Institute
Quantitative Analysis - Appraisal Institute
Business Practices & Ethics - Appraisal Institute
Advanced Market Analysis and Highest & Best Use - Appraisal Institute
Advanced Concepts and Case Studies - Appraisal Institute
General Demonstration Report Writing - Appraisal Institute
Uniform Appraisal Standards for Federal Land Acquisitions - Appraisal Institute

Experience

2016-Present: Vice President at *Boozer & Company, P.C.*, Franklin, TN

2008-2015: Commercial Appraiser at *Boozer & Company, P.C.*, Franklin, TN

Provided testimony in federal and circuit courts regarding real estate valuation.

Property Types Appraised

- | | | |
|----------------------|-------------------------|----------------------------------|
| • Office | • Self-Storage | • Lodging |
| • Medical Office | • Automobile Dealership | • Multi-Unit Residential |
| • Office-Condominium | • Retail | • Special Purpose/Church/Daycare |
| • Office/Warehouse | • Shopping Center | • Subdivision/Mixed-Use |
| • Manufacturing | • Restaurant | • Rural Land/Farms |

Other experience includes litigation support, consulting, tax assessment advice, valuation of utility and conservation easements and partial interests.

Professional Affiliations & Accreditations

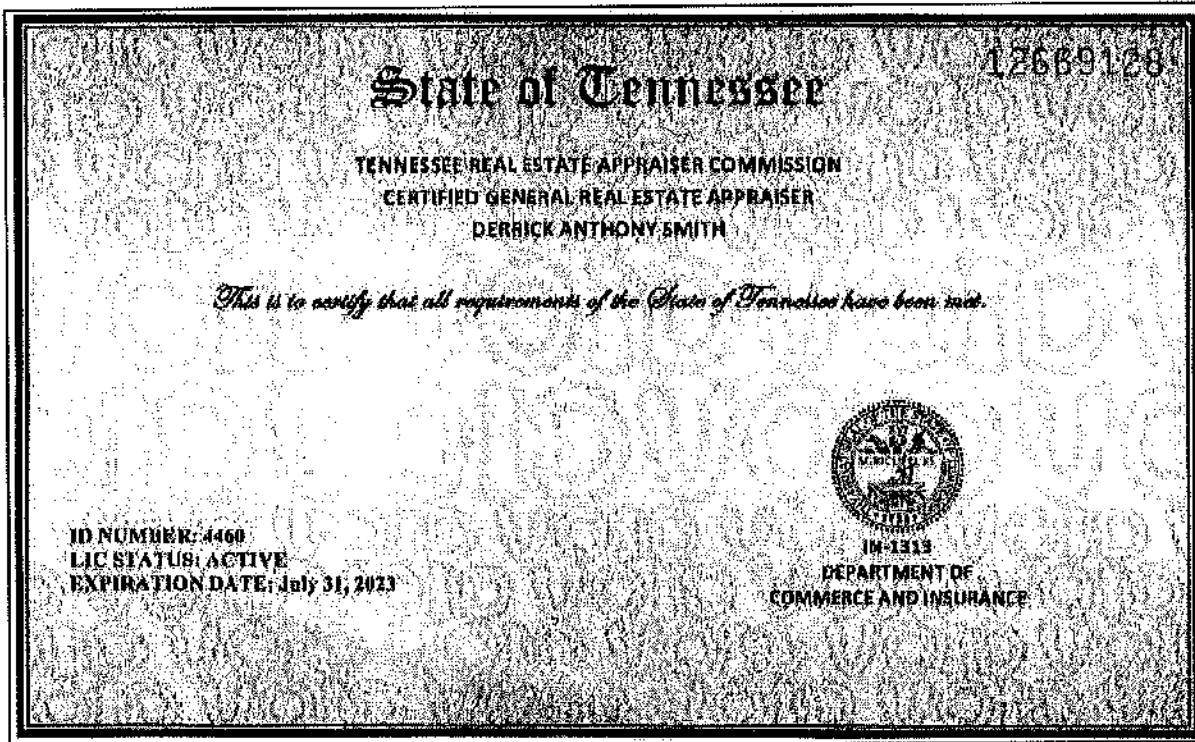
MAI Designated Member, Appraisal Institute

Tennessee State Certified General Real Estate Appraiser, CG-4460

Leadership Development and Advisory Council (LDAC) – Washington, DC, 2018, 2019

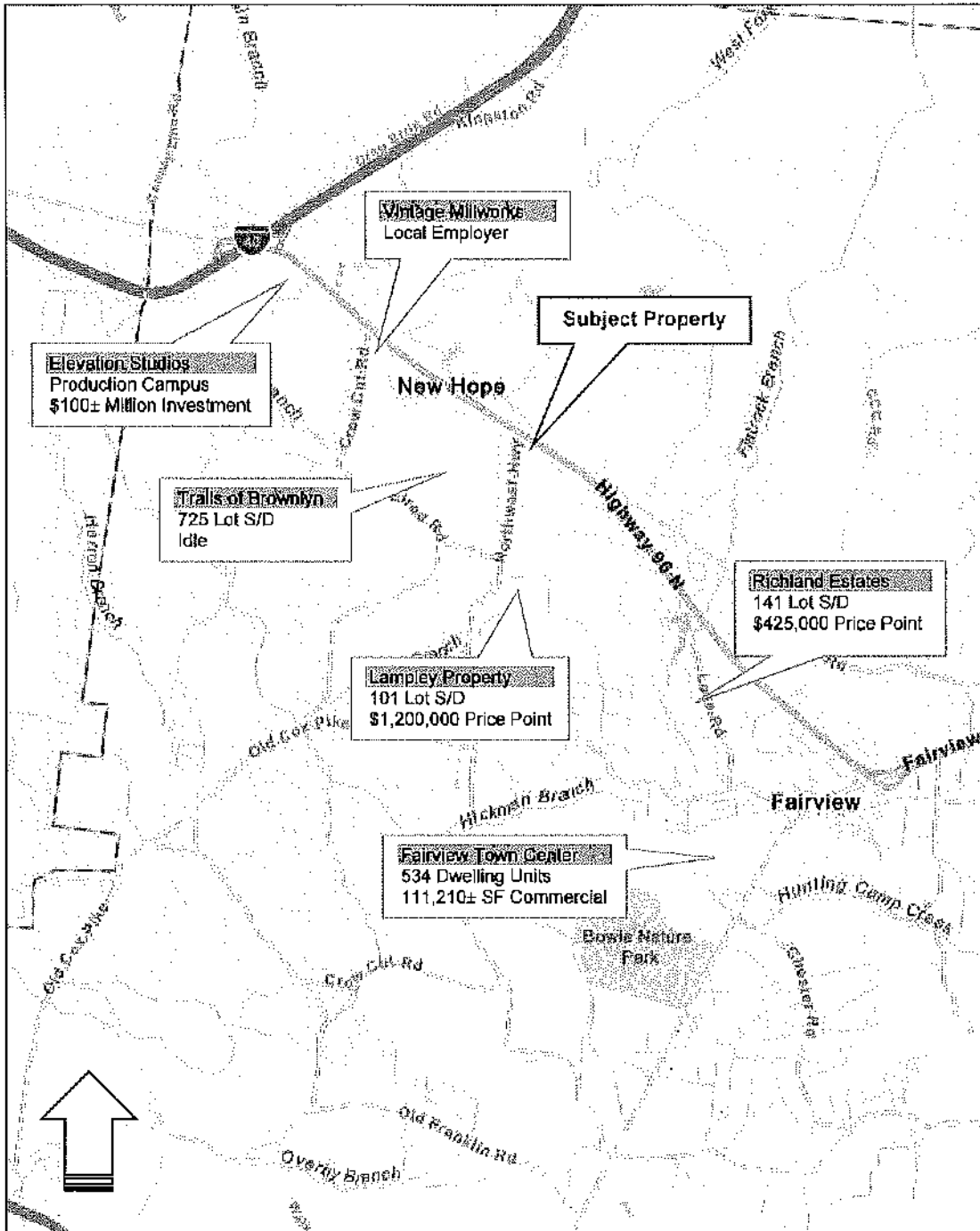
Member, Tennessee Appraiser Coalition

Greater Nashville Association of REALTORS®



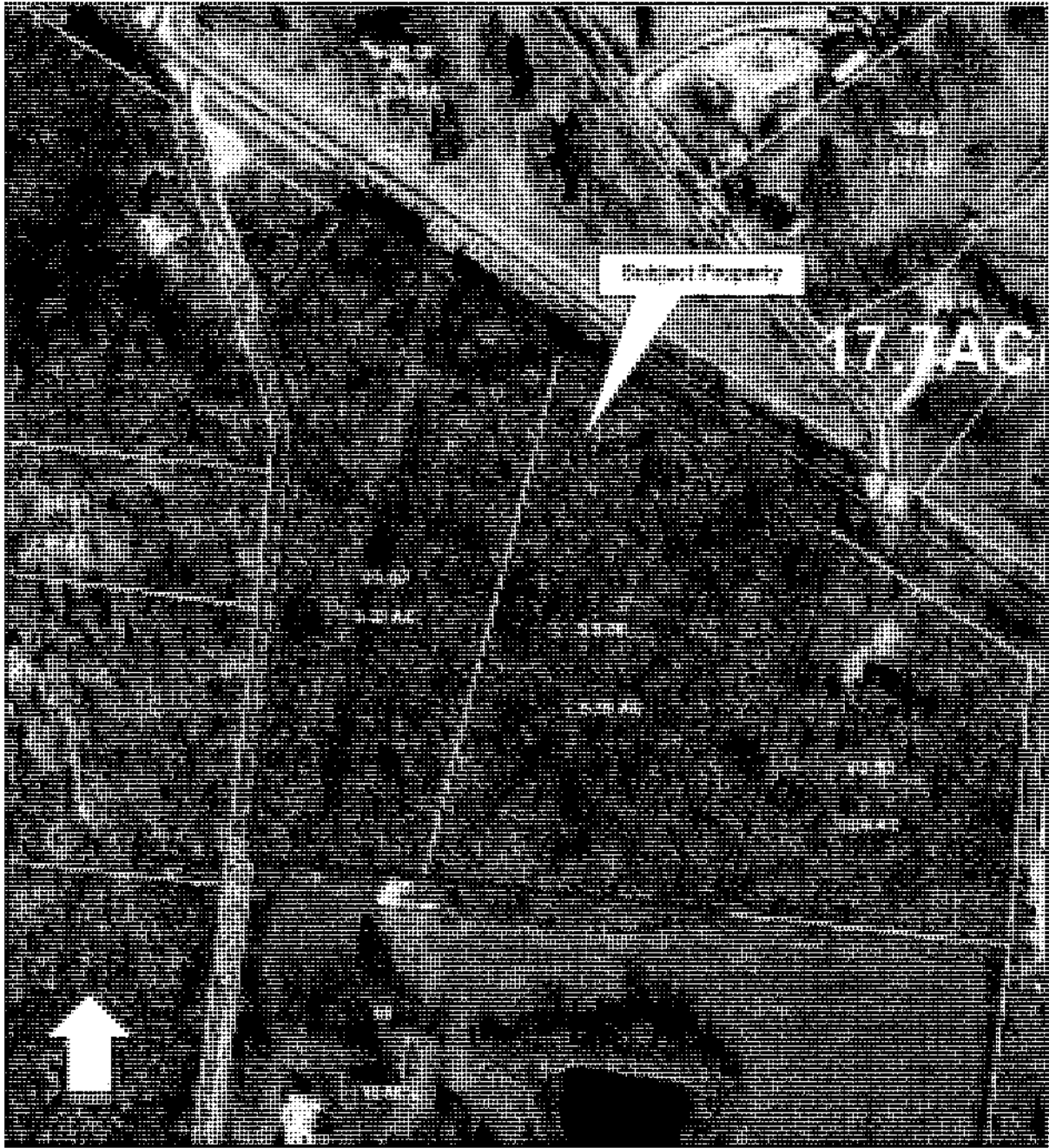
ADDENDA

NEIGHBORHOOD MAP



TAX MAP

WILLIAMSON COUNTY TAX MAP 21
PARCELS 23.07 & 23.08

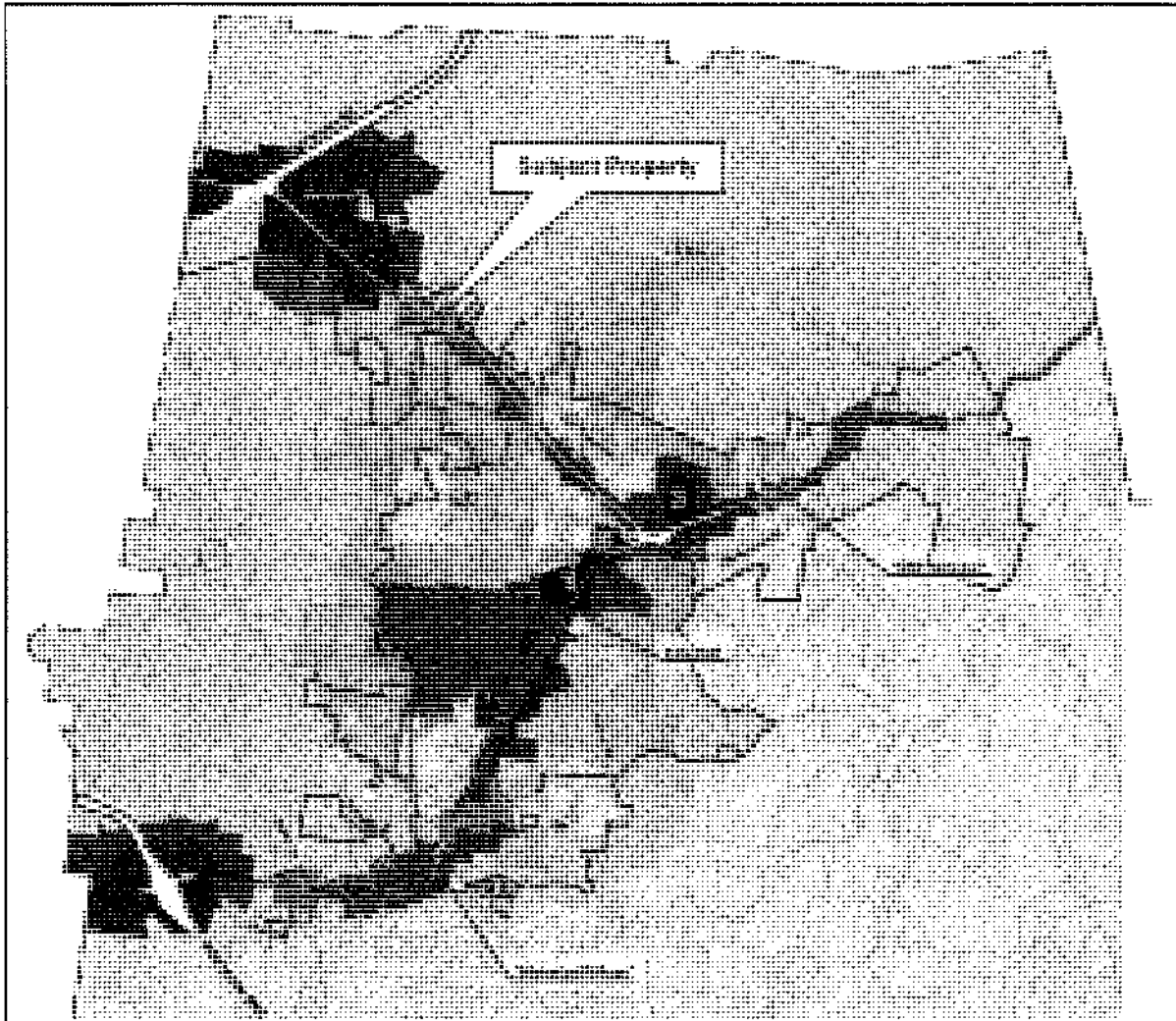



















ZONING MAP

RS-40, SINGLE FAMILY RESIDENTIAL DISTRICT
FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE

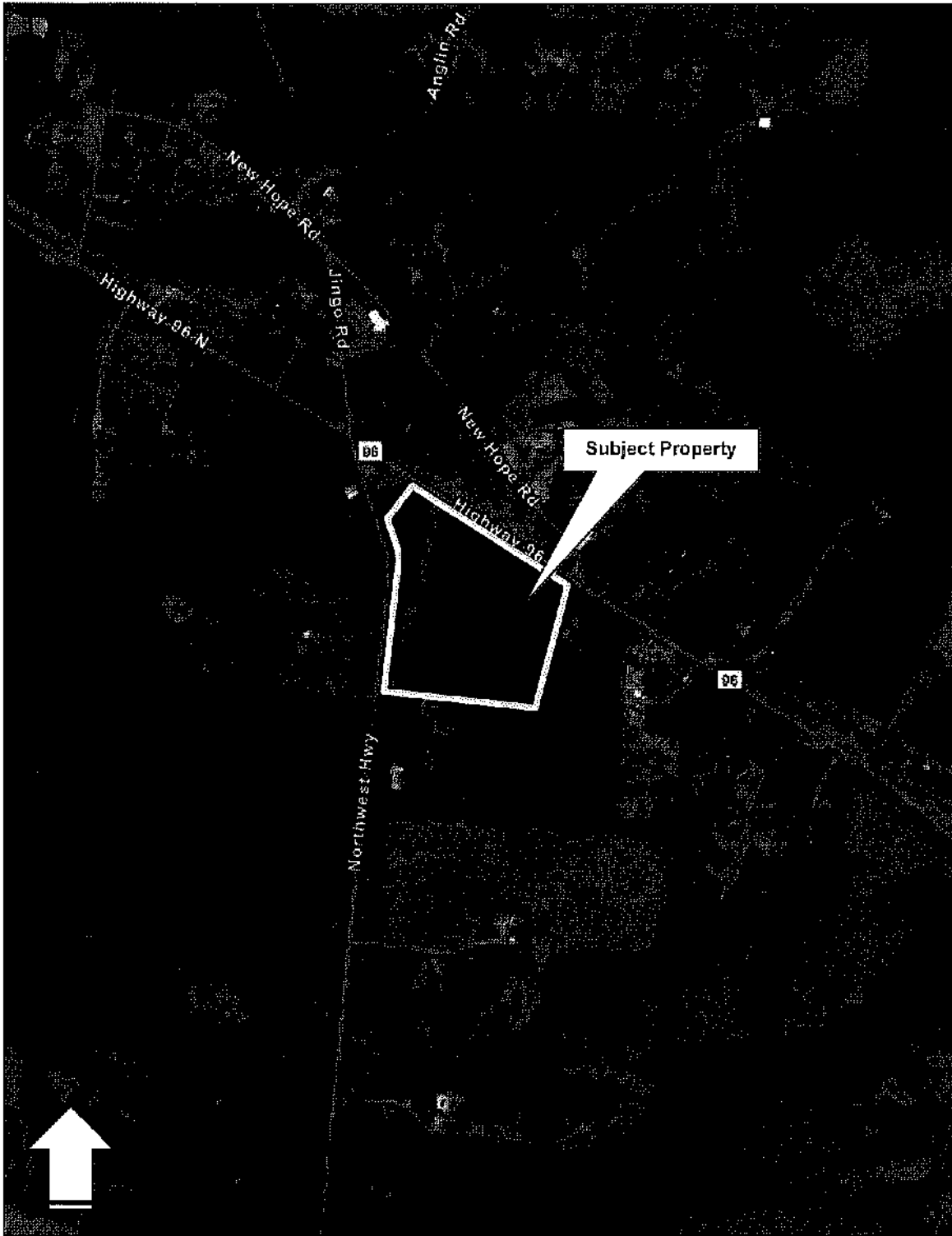


FUTURE LAND USE AND CHARACTER MAP



- Key**
-  Williamson Co. Boundary
 -  City of Fairview Boundary
 - Open Space**
 -  Civic and Natural Open Space (Parks)
 -  Bowie Park Buffer
 -  Neighborhoods / Settlements
 -  Rural Settlement
 -  Legacy Residential - Medium
 -  New Residential - Medium
 -  Residential Transition
 -  Residential - High
 - Centers**
 -  Town Center
 -  Commercial Center
 -  Crossroads Center
 - Corridors**
 -  Rural Corridor
 -  Transition Corridor
 -  Commercial Corridor
 - Interchanges**
 -  Business / Employment District

AERIAL IMAGE



**Boundary Lines Are Approximate*

SUBJECT PHOTOGRAPHS



Crosscut View Southeast - From Hwy 96 N



Crosscut View Southeast - From Hwy 96 N

SUBJECT PHOTOGRAPHS



Southerly View from Hwy 96 N – MTEMC Easement



Easterly View Along Hwy 96 N – Subject on Right

SUBJECT PHOTOGRAPHS



Visibility View Along Hwy 05: N — Subject on Left



Northerly View Along NW Hwy — Subject on Right

SUBJECT PHOTOGRAPHS



Approximate view of road from car -- subject on left

SUBJECT DEED

Book 3183 Page 208

PA


**STATE OF TENNESSEE
COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$105,000.00

Ken Mick
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of March, 2004.

My Commission Expires: *5/24/08*

Sidwell A. Barrett
Notary Public


WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064
file

ADDRESS NEW OWNER(S) AS FOLLOWS:
Walter C. Totty
P. O. Box 93
Fairview, Tennessee 37062

SEND TAX BILLS TO:
NEW OWNER.

MAP-PARCEL NUMBERS:
21-23.07 and 21-23.08

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Philippe Jeanty, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Walter C. Totty and Beverly Totty, husband and wife, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Tract 1:

LAND in Williamson County, Tennessee, and being identified as Tract No. 4 as shown on the survey by Roxny G. Brown Surveying, RLS NO. 763, Franklin, Tennessee, dated December 1, 1993, being more particularly described as follows, to-wit:

Beginning at a point located in the center of Northwest Highway; said point being the northwest corner of the Herlie Lampley property and the southwest corner of the herein described land; thence with the center of Northwest Highway as follows; North 2 degrees 36 minutes East a distance of 328.16 feet to a point; North 1 degree 47 minutes East a distance of 167.24 feet to a point; North 6 degrees 53 minutes West a distance of 56.96 feet to a point; North 19 degrees 18 minutes West a distance of 60.44 feet to a point; North 22 degrees 50 minutes West a distance of 80.00 feet to a point; thence leaving the road with a new line as follows: North 67

SUBJECT DEED

Book 3183 Page 210

degrees 10 minutes East a distance of 15.00 feet to a 10 inch tree; North 34 degrees 19 minutes East a distance of 162.48 feet to a iron pin located in the southerly right of way of U.S. Highway 96 West; thence with the southerly right of way of U.S. Highway 96 West South 61 degrees 30 minutes East a distance of 347.60 feet to an iron pin; thence with a new line South 11 degrees 20 minutes West a distance of 677.92 feet to an iron pin located in the northerly line of the Herlie Lampley property; thence with Lampley's line North 88 degrees 02 minutes West a distance of 240.12 feet to the point of beginning, containing 5.32 acres, more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated December 1, 1993.

Tract 2:

LAND in Williamson County, Tennessee, and being identified as Tract No. 5 as shown on the survey by Ronnie G. Brown Surveying, RLS NO. 763, Franklin, Tennessee, dated December 1, 1993, being more particularly described as follows, to-wit:

Beginning at an iron pin located in the southerly right of way of U.S. Highway 96 West; said pin being the northwest corner of the Gary Anderson property and the northeast corner on the herein described land; thence with Anderson's line South 11 degrees 20 minutes West a distance of 496.82 feet to an iron pin located in the northerly line of the Herlie Lampley property; thence with Lampley's line North 88 degrees 02 minutes West a distance of 387.33 feet to an iron pin; thence with a new line North 11 degrees 20 minutes East a distance of 677.92 feet to an iron pin located in the southerly right of way of U.S. Highway 96 West; thence with the southerly right of way of U.S. Highway 96 West South 61 degrees 30 minutes East a distance of 400.00 feet to the point of beginning, containing 5.15 acres, more or less, according to a survey performed by Ronnie G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated December 1, 1993.

Being part of the same property conveyed to Philippe Jeanty and wife, Dominique Delbeke by Warranty Deed from Randall B. Nash of record in Book 1465, page 580, Register's Office for Williamson County, Tennessee.

Said property was further conveyed to Philippe Jeanty by Quitclaim Deed from Dominique Delbeke of record in Book 2412, page 757, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 1465, Page 580, and Book 1465, page 577, Register's Office for Williamson County, Tennessee.

Subject to right of way of Highway 96 North which lies in and across property.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE(S) who will be responsible for payment of said taxes.

SUBJECT DEED

Book 3183 Page 211

This is improved property known as Highway 96 North, Fairview, Tennessee 37062.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of March, 2004.


Philippe Jeanty

**STATE OF TENNESSEE
COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philippe Jeanty, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2004.

My Commission Expires: 11/4/04


Notary Public



BK/PQ:3183/209-211

04013166

DEED	
03/25/2004	0255.00
SEARCH	15.00
FILE FAX	0.00
FILE FAX	00.00
FILE FAX	00.00
FILE FAX	00.00
FILE FAX	00.00
TOTAL	200.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WALKER
4811763 OR 6000

LETTER OF ENGAGEMENT

Derrick Smith

From: Scott Collins <scollins@fairview-tn.org>
Sent: Wednesday, September 22, 2021 2:24 PM
To: Derrick Smith; Eric Boozer
Cc: Kevin Blackburn; wctottylbuilding@gmail.com
Subject: RE: Property Appraisal Request

Yes, sir. Please go ahead with the appraisal(s) and thank you so much for your help with this.

From: Derrick Smith <dsmith@boozercorpany.com>
Sent: Wednesday, September 22, 2021 2:01 PM
To: Eric Boozer <ericboozar@boozercorpany.com>; Scott Collins <scollins@fairview-tn.org>
Cc: Kevin Blackburn <kblackburn@fairview-tn.org>; wctottylbuilding@gmail.com
Subject: RE: Property Appraisal Request

 You don't often get email from dsmith@boozercorpany.com. Learn why this is important
Scott,

It was good speaking with you yesterday about the above-referenced request. Per our conversation, we can provide an appraisal at the following terms:

Fee: \$3,900 (\$1,950 x 2 tracts)
Delivery: 3-4 weeks

Thank you,

Derrick A. Smith, MAI
Vice President
Boozer & Company, P.C.
106 Mission Court, Suite 1001
Franklin, TN 37067
Office: (615) 591-4422 ext. 205
Fax: (615) 591-4433
www.boozercorpany.com

From: Eric Boozer <ericboozar@boozercorpany.com>
Sent: Tuesday, September 21, 2021 2:56 PM
To: Scott Collins <scollins@fairview-tn.org>
Cc: Kevin Blackburn <kblackburn@fairview-tn.org>; wctottylbuilding@gmail.com; Derrick Smith <dsmith@boozercorpany.com>
Subject: RE: Property Appraisal Request

Thank you Scott. We will get a proposal back to you asap.

Eric L. Boozer, MAI, CCIM
Boozer & Company, P.C.

LETTER OF ENGAGEMENT

106 Myxton Court, Suite 1001
Franklin, TN 37067
615-591-1422 ext. 202
615-591-1433 fax

From: Scott Collins [mailto:scollins@fairview-in.org]
Sent: Tuesday, September 21, 2021 2:23 PM
To: Eric Boezer
Cc: Kevin Blackburn; wctoltybuilding@gmail.com
Subject: Property Appraisal Request

Hi Eric,

We need to have two (2) adjacent parcels appraised. The parcels are located near the intersection of Northwest Highway and Highway 96 in Fairview. The parcels are 23.07 and 23.08 in the attached document and both are owned by Walter & Beverly Totty. I have met with Mr. Totty (included on this email) and he has agreed to allow us to have the properties appraised.

Will you please review this when you get a chance and let me know your timeline for these appraisals? You can email me here or call me any time at all on my cell phone, 205-210-1915, with any questions at all.

Thank you so much, in advance,

Scott

TOTTY, HIGHWAY 96

MAP 021, PARCELS 029.07 & 029.08
SUBDIVISION PLAN
FINAL PLAN



PROJECT
22-01 29

SHEET
1 OF 1

NO.	DATE	REVISIONS

DATE:	7-11-2022
DRAWN BY:	DOJ
SCALE:	1" = 100'
REVISIONS:	

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW



TN SPCS MAD 83
SCALE 1" = 100'



○	IRON PIN SET
●	IRON PIN FOUND
■	CONCRETE MONUMENT
△	CALCULATED POINT
⊙	ELECTRIC METER
⊕	UTILITY POLE
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC LINE
—	STORMWATER CULVERT
—	FENCE LINE

SIGNATURE OF SURVEYOR
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF FAIRVIEW PLANNING COMMISSION AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE CITY ENGINEER.

DATE: 7-11-2022
SURVEYOR: MARK GAMBELL, TN LICENSE #1839

GENERAL NOTE
I AND HEREBY CERTIFY THAT I AM ONE AND THE SAME AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS ENCASED IN BOOK NUMBER PAGE 277 RO.M.C. AND THAT I AM THE PERSON IN POSSESSION OF SAID PROPERTY AND THAT I HAVE BEEN ADVISED BY THE CITY ENGINEER FOR ALL PUBLIC UTILITIES, UTILITIES, AND OTHER FACILITIES HAVE BEEN RECORDED AS REQUIRED BY THESE REGULATIONS.

OWNER OF RECORD
DATE: _____
OWNER: _____
ADDRESS: _____

SECRETARY - CITY OF FAIRVIEW PLANNING COMMISSION
DATE: _____
SECRETARY: _____
ADDRESS: _____

CHIEF ENGINEER - CITY OF FAIRVIEW PLANNING COMMISSION
DATE: _____
CHIEF ENGINEER: _____
ADDRESS: _____

OWNER OF RECORD
DATE: _____
OWNER: _____
ADDRESS: _____

APPLICANT
DATE: _____
APPLICANT: _____
ADDRESS: _____

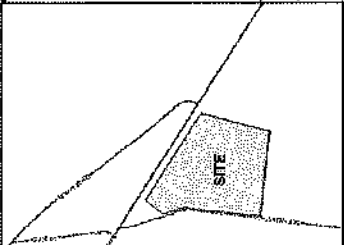
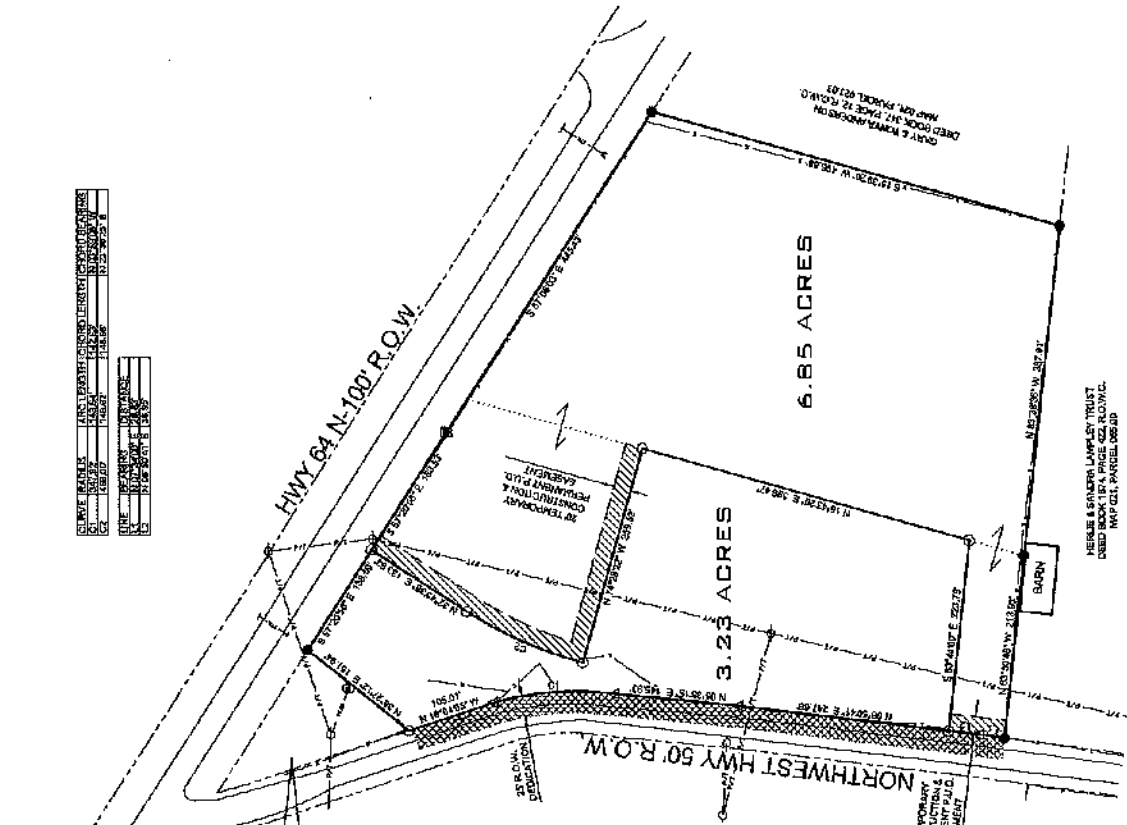
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.576.8212

DEED BOOK #277, P. 277, R.O.M.C.
MAP 021, PARCELS 029.07 & 029.08

T-SQUARE ENGINEERING



PARCEL	AREA	PERCENTAGE
1	3.23 ACRES	47.9%
2	6.85 ACRES	100.0%
3	3.23 ACRES	47.9%



VICINITY MAP (NOT TO SCALE)

BRYAN DUBRETT
DEED BOOK 277, PAGE 277, R.O.M.C.
MAP 021, PARCEL 029.07

GENERAL NOTES

1. THE SURVEY WAS PERFORMED ON 07/11/2022.
2. ALL POINTS WERE LOCATED AND MEASURED IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF THE STATE OF TENNESSEE.
3. THE AREA OF THIS PARCEL IS 3.23 ACRES.
4. THE TOTAL AREA OF THE SUBDIVISION IS 10.11 ACRES.
5. THE DEED BOOK 277, PAGE 277, R.O.M.C. IS REFERENCED FOR THE BOUNDARIES OF THE ADJACENT PARCELS.
6. THE BOUNDARIES OF THIS PARCEL ARE AS SHOWN ON THIS PLAN.
7. THE SURVEYOR HAS NOT INVESTIGATED THE UTILITIES SHOWN ON THIS PLAN.
8. THE SURVEYOR HAS NOT INVESTIGATED THE EASEMENTS SHOWN ON THIS PLAN.
9. THE SURVEYOR HAS NOT INVESTIGATED THE ZONING REGULATIONS OF THE CITY OF FAIRVIEW.
10. THE SURVEYOR HAS NOT INVESTIGATED THE LOCAL ORDINANCES OF THE CITY OF FAIRVIEW.
11. THE SURVEYOR HAS NOT INVESTIGATED THE STATE OF TENNESSEE REGULATIONS.

SPECIAL UTILITY NOTE

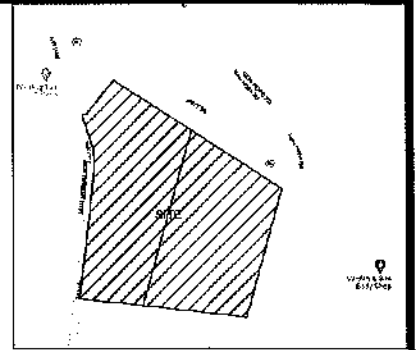
THIS SURVEYOR HAS NOT INDICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISUAL OBSERVATION AND RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INFORMATION RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN TO WITH THIS CIRCUMSTANCES CONSIDERED. DETAILED INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY, IN ADVANCE OF ANY CONSTRUCTION RELIANCE THEREON. THIS INCLUDES ANNUALITY AND DATE OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY, IN ADVANCE OF ANY CONSTRUCTION RELIANCE THEREON. THE UNDERGROUND UTILITY DAMAGE WORKING DATE PRIOR TO THE DATE OF THESE PLANS IS NOT MORE THAN (60) WORKING DAYS PRIOR TO THE DATE OF THESE PLANS TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.



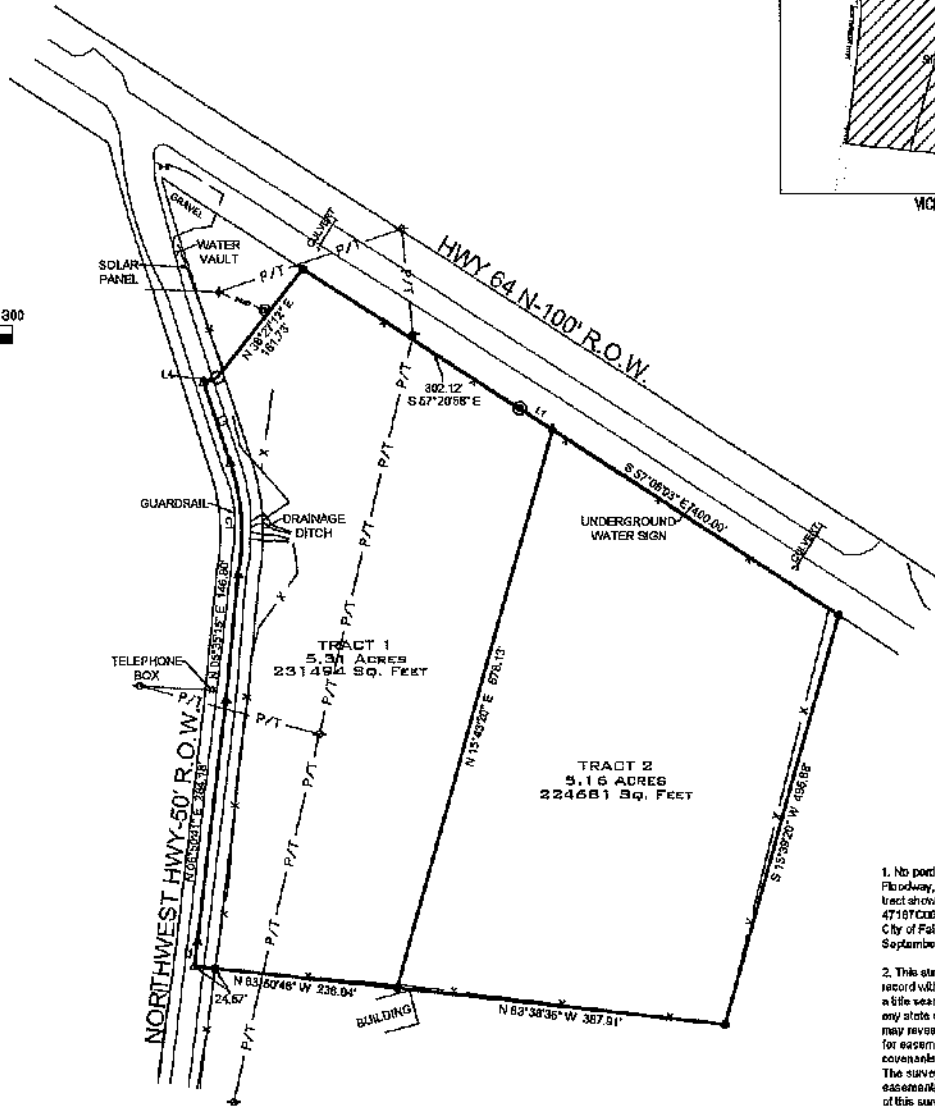
IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE AND CALL
IT'S THE LAW



TN SPCS NAD 83
SCALE 1" = 100'



MCINTY MAP N.T.S.



1. No portion of the described tract lies within Floodway, and is shown in the area Zone X, as said tract shows on FEMA FIRM Map Number 47107C0020F on the Flood Insurance Rate Maps for City of Fairview, Tennessee (effective date September 26, 2006).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of at the date of this survey.

3. The utility information shown hereon was taken from aerial field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from what shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

3. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

4. In Tennessee it is a requirement of the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

DATE	ISSUED	DESCRIPTION	BY	REVISION
04	04/07/22	1182.37	1182.37	23.07 & 23.08



LINE	BEARING	DISTANCE	MARKER
L1	S 87°06'00" E	43.40'	
L2	S 07°54'00" E	23.29'	
L3	N 10°40'00" W	23.29'	
L4	N 71°37'54" E	11.82'	

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:10,000, AND IS IN COMPLIANCE WITH THE CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING.

James C. Carr
J. WAX CARR, IN FLS# 1869

LEGEND

- TREE
- IRON PIN FOUND
- ▲ CALCULATED POINT
- UTILITY POLE
- ⊕ WATER VALVE
- ⊕ ELECTRIC METER
- ⊕ LIGHT POLE
- ⊕ GAS MARKING POST
- CONCRETE MONUMENT
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- FENCE LINE

— PLUG
— P/T
— X

SHEET

PROJECT

1 OF 1

22-0129

DATE:
04 APRIL 2022

REVISIONS

SCALE:
1" = 100'

DRAWN BY:
JIC

REVIEWER:
JMC

NO. DATE

BOUNDARY SURVEY
WALTER AND BEVERLY TOTT
0 HWY 96 N
DEED BOOK 3183, PAGE 209
TAX MAP 21, PARCELS 23.07 & 23.08
WILLIAMSON COUNTY, TENNESSEE



T-SQUARE ENGINEERING
SURVEY DIVISION
1329 WEST MAIN STREET, FRANKLIN, TN. 37064