



Christopher J & Mary Claire Champion

3811 Dartmouth Avenue

Nashville, TN 37215

Parcel #116 08 0 113.00

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **3811 Dartmouth Avenue
Nashville, Tennessee**

Map No. **116-08-0**
Parcel Nos. **113.00**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the mutual benefits that will accrue by reason of the hereinafter described acquisition, we/I hereby grant and give to the Metropolitan Government of Nashville and Davidson County, Tennessee ("Metropolitan Government"), its agents or assigns, the right and option to purchase at any time within 90 days from the date hereof or within a reasonable period of time thereafter necessary to obtain the required documents to conclude the closing; upon the terms set forth, the fee simple interest in the herein described property located in Metropolitan Nashville and Davidson County, Tennessee:

Being Parcel 113.00, Davidson County Tax Map 116-08-0, containing 0.39 acres, more or less, and as more particularly described in Exhibit A attached hereto.

And Grantor(s) hereby agree(s) upon notice of the desire of the Metropolitan Government to exercise said right or option, within the time set out above (the Notice), to convey to said Metropolitan Government, its agents or assigns, by good and sufficient warranty deed, the stated interest in the described tract of land. In the event the Metropolitan Government does not give notice of exercise of this option within the time set out above, this instrument is to become null and void.

It is agreed that consideration paid to Grantor(s) by the Metropolitan Government will be applied consistent with applicable lien holders agreements, if applicable, unless waived by said lien holders. It is further agreed that when this option is executed, Grantor(s) shall give complete possession of above described property by date of deed.

It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of **Four Hundred Ninety-Four Thousand and No/100ths Dollars (\$494,000.00)** upon execution of the aforesaid deed to the Metropolitan Government. Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above described property.

It is agreed that within ten (10) days from this agreement, the Metropolitan Government will be granted access to the property at all times for the purpose of performing a Survey, Phase I Environmental Site Assessment, and any and all inspections deemed necessary.

The purchase of this property is contingent upon the approval of the Metropolitan Council.

IN WITNESS WHEREOF, we/I hereunto set our/my hand(s), and obligate ourselves/myself and our/my heirs, executors and assigns to faithfully perform this agreement, in its entirety, on this, the 24th day of April, 2018.

Grantor(s) Signature(s) Required:

Christina G. Champion
Mary Clare Chay

For the Metropolitan Government:

Steve Berry
Steve Berry, Director
Public Property Administration

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 6 of Block "C" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13 Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel F. Bess, an unmarried man by warranty deed from Robert Daniel Mills and wife Catherine Conrad Mills of record in Book 10133, page 976, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This property is improved property known as 3811 Dartmouth Avenue, Nashville, TN 37215.

Parcel Map Attached

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	3811 Dartmouth Ave
	Legal Description	Lot No. 6 of Blk "C" Map of Woodmont Lane Homesites, RODC Bk. 1130, Pg. 13.
	City	Nashville
	County	Davidson
	State	TN
	Zip Code	37215
	Census Tract	0179.01
	Map Reference	116-08-0-113.00
PRICE & DATE	Contract Price	\$ NA
	Date of Contract	NA
PARTIES	Owner	Christopher & Mary Claire Champion
	Lender	n/a
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,880
	Price per Square Foot	\$
	Location	Green Hills
	Age	73
	Condition	eff age 30
	Total Rooms	8
	Bedrooms	4
	Baths	2
APPRAISER	Appraiser	William J. Neiman, ASA
	Effective Date of Appraisal	April 6, 2018
VALUE	Opinion of Value	\$ 494,000.00