

JLN Properties, LLC
Jamie Arroyo
119 Commerce Street
Old Hickory, TN 37138
Parcel #064 09 0 090.00

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **119 Commerce Street
Old Hickory, Tennessee**

Map No. **064-09-0**
Parcel Nos. **090.00**

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 090.00, Davidson County Tax Map 064-09-0, containing 0.17 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.

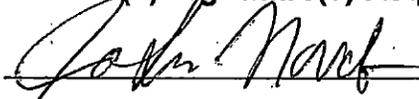
It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of **One Hundred Ninety-Five Thousand and No/100ths Dollars (\$195,000.00)** upon execution of the aforesaid deed to the Metropolitan Government. Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above described property.

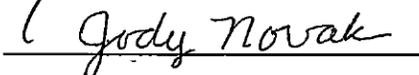
It is agreed that within ten (10) days from this agreement, the Metropolitan Government will be granted access to the property at all times for the purpose of performing a Survey, Phase I Environmental Site Assessment, and any and all inspections deemed necessary.

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

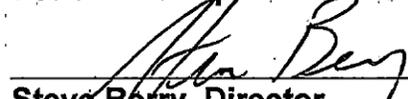
IN WITNESS WHEREOF, we/I hereunto set our/my hand(s), and obligate ourselves/myself and our/my heirs, executors and assigns to faithfully perform this agreement, in its entirety, on this, the 15th day of May, 2018.

Grantor(s) Signature(s) Required:





For the Metropolitan Government:



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 Lots Nos. 9 and 10, Block "D" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, said Register's Office, to which reference is hereby made for a more complete description. Also described as Tract 5 on the boundary survey of Jim Stevens Realty & Auction Associates dated September 27, 2004, Rev. 10/21/04, 11/17/04 and 11/18/04 by J. Bruce Rainey, Surveyor, Tenn. Reg. No. 823.

Being the same property conveyed to John Novak and wife, Jody L. Novak by Warranty Deed from Ji-oon Lee and wife, Ha-Yan Jung, dated May 10, 2011, of record in Instrument Number 20110526-0040239, Register's Office for Davidson County, TN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE EITHER EXPRESSED OR IMPLIED.

This conveyance is made subject to the following:

- 1) 2017 taxes and subsequent years.
- 2) Any and all restrictions, conditions, and easements of records.

This is improved property known as: 119 Commerce Street, Old Hickory, TN 37138.

Parcel Map Attached

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	119 Commerce St
	Legal Description	Deed Document 201611280124282 - Lots 9-10 Block D Hadley Bend City
	City	Old Hickory
	County	Davidson
	State	TN
	Zip Code	37138
	Census Tract	0105.02
	Map Reference	34980
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Owner	JLN Properties LLC
	Client	Metro Govt. of Nashville and Davidson County
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,314
	Price per Square Foot	\$ 148.40
	Location	Hadleys Bend City
	Age	13
	Condition	Good/Updated
	Total Rooms	6
	Bedrooms	3
Baths	2.0	
APPRAISER	Appraiser	Matt Aull, MAI, SRA
	Effective Date of Appraisal	04/30/2018
VALUE	Opinion of Value	\$ 195,000

Exhibit 1



JLN Properties, LLC
Jamie Arroyo
119 Commerce Street
Old Hickory, TN 37138
Parcel #064 09 0 090.00

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **119 Commerce Street
Old Hickory, Tennessee**

Map No. **064-09-0**
Parcel Nos. **090.00**

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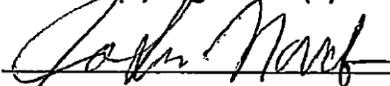
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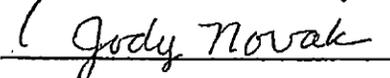
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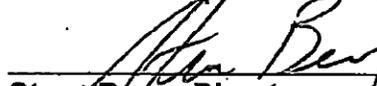
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Grantor(s) Signature(s) Required:





For the Metropolitan Government:



**Steve Berry, Director
Public Property Administration**

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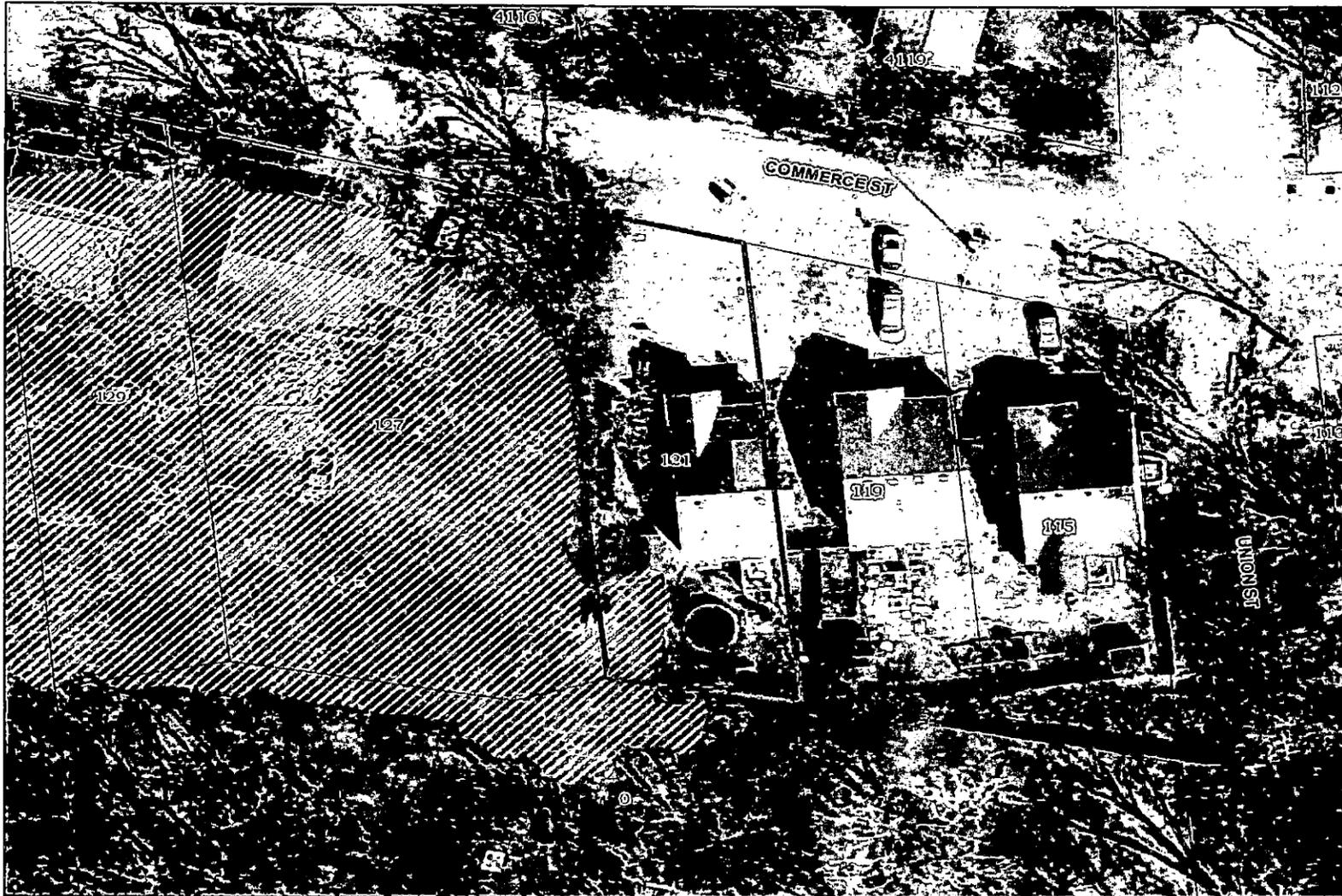
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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	119 Commerce St
	Legal Description	Deed Document 201611280124282 - Lots 9-10 Block D Hadley Bend City
	City	Old Hickory
	County	Davidson
	State	TN
	Zip Code	37138
	Census Tract	0105.02
	Map Reference	34980
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Owner	JLN Properties LLC
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	Condition	Good/Updated
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Baths	2.0	
APPRAISER	Appraiser	Matt Aull, MAI, SRA
	Effective Date of Appraisal	04/30/2018
VALUE	Opinion of Value	\$ 195,000



Tyrone E. Uhlir
121 Commerce Street
Old Hickory, TN 37138
Parcel #064 09 0 089.00

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **121 Commerce Street
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Map No. **064-09-0**
Parcel Nos. **089.00**

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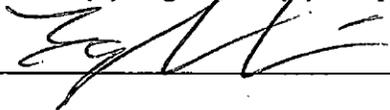
It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of **One Hundred Seventy-Five Thousand and No/100ths Dollars (\$175,000.00)** upon execution of the aforesaid deed to the Metropolitan Government. Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above described property.

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For the Metropolitan Government:



**Steve Berry, Director
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Legal Description

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Land in Davidson County, Tennessee, being Lots Nos. 7 and 8, Block "D" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to 5G Investments, LLC, a Tennessee Limited Liability Corporation, by Quitclaim Deed from Tyrone E. Uhlir, an unmarried person, of record, in instrument number 20171222-0130645, Register's Office for Davidson County, Tennessee, date executed 12/21/2017, date filed 12/22/2017

This conveyance is made subject to any and all existing taxes, easements and restriction as shown of record.

This is improved property known as 121 Commerce Street, Old Hickory, TN 37138.

Parcel Map Attached

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 064 09 0 089.00
Current Owner: UHLIR, TYRONE E.
Mailing Address: 1207 ROSEWOOD TRL
MOUNT JULIET, TN 37122
Zone: 7
Neighborhood: 6230

Location: 121 COMMERCE ST
Land Area: 0.17 Acres
Most Recent Sale Date: 01/04/2018
Most Recent Sale Price: \$0
Deed Reference: 20180104-0001413
Tax District: GSD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2018
Land Value: \$34,000
Improvement Value: \$113,800
Total Appraisal Value: \$147,800

Assessment Classification*: RES
Assessment Land: \$8,500
Assessment Improvement: \$28,450
Assessment Total: \$36,950

LEGAL DESCRIPTION

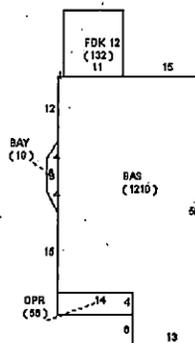
LOTS 7 AND 8 BLK D HADLEY BEND CITY

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 2006
Square Footage: 1,229
Number of Living Units: 1
Building Grade: C
Building Condition:
Average

Rooms: 5
Beds: 3
Baths: 2
Half Bath: 0
Fixtures: 8

Exterior Wall:
BRICK/FRAME
Frame Type: TYPICAL
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	121 Commerce St
	Legal Description	Deed Document 201712220130645 - Lots 7-8 Block D Hadley Bend City
	City	Old Hickory
	County	Davidson
	State	TN
	Zip Code	37138
	Census Tract	0105.02
	Map Reference	34980
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Owner	5G Investments LLC
	Client	Metro Govt. of Nashville and Davidson County
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,229
	Price per Square Foot	\$ 142.39
	Location	Hadleys Bend City
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	Condition	Avg - Good
	Total Rooms	6
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	Baths	2.0
APPRAISER	Appraiser	Matt Aull, MAI, SRA
	Effective Date of Appraisal	04/30/2018
VALUE	Opinion of Value	\$ 175,000



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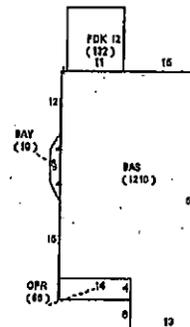
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	Effective Date of Appraisal	04/30/2018
VALUE	Opinion of Value	\$ 175,000

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES
Office of the Director
1600 Second Avenue, North
Nashville, Tennessee 37208-2206

July 25, 2018

Appraisals for both 119 Commerce Street and 121 Commerce Street were completed on April 30, 2018 by Matt Aull, MAI, SRA and are FEMA equivalent. The summary of Salient Features is the last page of each exhibit.

Should you have any questions please call me at 862-4502.

Sincerely,

A handwritten signature in cursive script that reads "Peggy Deaner".

Peggy Deaner
Administrative Services



If you need assistance or an accommodation, please contact Metro Water Services,
at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208.