



Homer C. Flatt ETUX  
0 Rifle Range Road  
Old Hickory, TN 37138  
Parcel #053 16 0 029.00

## FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **0 Rifle Range Road  
Old Hickory, Tennessee**

Map No. **053-16-0**  
Parcel Nos. **029.00**

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 029.00, Davidson County Tax Map 053-16-0, containing 1.81 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 Nineteen Thousand Nine Hundred Dollars and No/100ths Dollars (\$119,900.00)** 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 26 day of NOVEMBER 2018.

Grantor(s) Signature(s) Required:

Jerry B. F. Latt

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 Nos. 15 and 16 of the Hays Sub-Division of April 22, 1948, surveyed by H. Gee Surveyor, an unrecorded subdivision of part of Tract #2, in deed of record in Book 929, page 348, Register's Office for said County, and described more particularly according to a survey by L. B. Petty, Surveyor, dated February 11, 1959, as follows, to-wit:

Beginning on the southwest corner of this tract on an iron stake in the branch at the southwest corner of Lot No. 16; thence North 8 deg. 35 min. West 173.4 feet with the fence to an iron post; thence North 81 deg. 25 min. East 350.0 feet to an iron stake in the west margin of Rifle Range Road; thence South 8 deg. 35 min. East 234.4 feet along the westerly margin of Rifle Range Road to a stake in said margin' thence North 88 deg. 56 min. West 355.3 feet to the point of beginning.

Being part of the same conveyed to Betty Hays, a widow, by deed from Life & Casualty Insurance Company, Inc., of record in Book 929, page 348, Register's Office for Davidson County, Tennessee.

Parcel Map Attached

**Summary of Salient Facts**

File No. 18-12-063

Borrower	n/a				
Property Address	0 Rifle Range Rd				
City	Old Hickory	County	Davidson	State	TN Zip Code 37138
Client	Metro Storm Water				

**SUMMARY OF SALIENT FACTS**

DESCRIPTION/COMMENTS	
<b>PROPERTY INFORMATION</b>	
<i>Address:</i>	<b>0 Rifle Range Rd, Old Hickory, Davidson County, TN 37.</b>
<i>Map/ Group/Parcel(s):</i>	<b>053-16-0-029.00</b>
<i>Deed Reference(s):</i>	<b>00002879-0000300</b>
<i>Owner(s) of Record:</i>	<b>Metropolitan Government of Nashville and Davidson Coun</b>
<b>SITE CHARACTERISTICS</b>	
<i>Land Area:</i>	<b>73,736 Square Feet (SF) or 1.8 acres +/-</b>
<i>Zoning:</i>	<b>Residential (Rs15)</b>
<i>Flood Zone Information:</i>	<b>High/Moderate - Zone AE,0.2 PCT - FEMA Map 47037C0: 5, 2017</b>
<i>Corner/Interior:</i>	<b>Interior</b>
<i>View:</i>	<b>Residential</b>
<b>HIGHEST &amp; BEST USE</b>	
<i>As Vacant:</i>	<b>Single Family Residential Development</b>
<i>As Improved:</i>	<b>NA</b>
<b>HYPOTHETICAL CONDITIONS</b>	<b>Yes</b>
<b>EXTRAORDINARY ASSUMPTIONS</b>	<b>None</b>
<b>APPRAISAL SUMMARY</b>	
<i>Report Type</i>	<b>Total Acquisition Property Appraisal</b>
<i>Client</i>	<b>Metro Nashville Water Services</b>
<i>Purpose</i>	<b>Estimate Market Value</b>
<i>Intended Use</i>	<b>Mitigation of Flood Hazard Properties by Acquisition</b>
<i>Intender User(s)</i>	<b>Metro Nashville Water Seervices</b>
<i>Interest Appraised</i>	<b>Fee Simple</b>
<i>Date of Inspection</i>	<b>October 17, 2018</b>
<i>Effective Date of Value</i>	<b>October 17, 2018</b>
<i>Date of Report</i>	<b>November 7, 2018</b>
<b>VALUE SUMMARY</b>	
<i>Sales Comparison Approach</i>	<b>\$ 119,900</b>
<i>Income Approach</i>	<b>Not applicable</b>
<i>Cost Approach</i>	<b>Not applicable</b>
<b>FINAL VALUE OPINION</b>	<b>\$119,900</b>
<b>MARKETING EXPOSURE TIME</b>	<b>Not applicable</b>

Davidson County, TN  
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

**Map & Parcel:** 053 16 0 029.00  
**Current Owner:** FLATT, HOMER C. ETUX  
**Mailing Address:** 132 RAY AV OLD HICKORY,  
TN 37138  
**Zone:** 7  
**Neighborhood:** 6231

**Location:** 0 RIFLE RANGE RD  
**Land Area:** 1.81 Acres  
**Most Recent Sale Date:** 02/24/1959  
**Most Recent Sale Price:** \$0  
**Deed Reference:** 00002879-0000300  
**Tax District:** GSD

CURRENT PROPERTY APPRASIAL

**Assessment Year:** 2018  
**Land Value:** \$63,700  
**Improvement Value:** \$0  
**Total Appraisal Value:** \$63,700

**Assessment Classification\*:** RES  
**Assessment Land:** \$15,925  
**Assessment Improvement:** \$0  
**Assessment Total:** \$15,925

LEGAL DESCRIPTION

W SIDE RIFLE RANGE RD S OF RAY AVE

IMPROVEMENT ATTRIBUTES - Card 1 of 1

**Building Type:**  
**Year Built:**  
**Square Footage:** 0  
**Number of Living Units:**  
**Building Grade:**  
**Building Condition:**

**Rooms:**  
**Beds:**  
**Baths:**  
**Half Bath:**  
**Fixtures:**

**Exterior Wall:**  
**Frame Type:**  
**Story Height:**  
**Foundation Type:**  
**Roof Cover:**



No Sketch  
Available

\*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.