

Rosalie M. Ruell  
161 Harrington Avenue  
Madison, TN 37115  
Parcel #052 01 0 068.00 / 052 01 0 069.00

## FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **161 Harrington Avenue  
Madison, Tennessee**

Map No. **052-01-0**  
Parcel Nos. **069.00  
& 068.00**

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 069.00 & 068.00, Davidson County Tax Map 052-01-0, containing 0.20 / .15 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 Seventy Thousand and No/100ths Dollars (\$170,000.00)** 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 19~~ day of **November, 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:

**Tract One – Parcel 052-01-069.00:**

LAND in Davidson County, Tennessee, being Lot No. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, and the Easterly 25 Feet of the abandoned Brooks Avenue as set forth by order of the Metropolitan Panning Commission Bill No. 088-493, more particularly described as follows;

Beginning on the Northerly margin of Harrington Avenue at the corners of Lots Nos. 1 and 2; thence with the line between said two lots, Northwardly 128 feet to the Southeast corner of Lot No. 40; thence Westwardly 75 feet to a point; thence Southwardly 128 feet to the Northerly margin of Harrington Avenue; thence with the same, Eastwardly 75 feet to the beginning.

**Tract Two – Parcel 052-01-0-068.00:**

LAND in Davidson County, Tennessee, being Lot No. 2 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the Northerly side of Harrington Avenue and runs back 128 feet on the Westerly line and 135 feet on the easterly line to a dead line in the rear measuring 50 feet, more or less.

BEING the same property conveyed to Will Butler, a single man, by Warranty Deed from Dawn Leahy, a single person, dated 4/29/16 and recorded 5/3/16 in Instrument No. 20160503-0043059, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This property is improved property known as: 161 Harrington Avenue, Madison, TN 37115.

Parcel Map Attached

Davidson County, TN  
 Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

**Map & Parcel:** 052 01 0 069.00  
**Current Owner:** RUELL, ROSALIE M.  
**Mailing Address:** 161 HARRINGTON AVE  
 MADISON, TN 37115  
**Zone:** 6  
**Neighborhood:** 6927

**Location:** 161 HARRINGTON AVE  
**Land Area:** 0.20 Acres  
**Most Recent Sale Date:** 06/30/2017  
**Most Recent Sale Price:** \$155,000  
**Deed Reference:** 20170705-0067551  
**Tax District:** USD

CURRENT PROPERTY APPRASIAL

**Assessment Year:** 2018  
**Land Value:** \$20,000  
**Improvement Value:** \$84,500  
**Total Appraisal Value:** \$104,500

**Assessment Classification\*:** RES  
**Assessment Land:** \$5,000  
**Assessment Improvement:** \$21,125  
**Assessment Total:** \$26,125

LEGAL DESCRIPTION

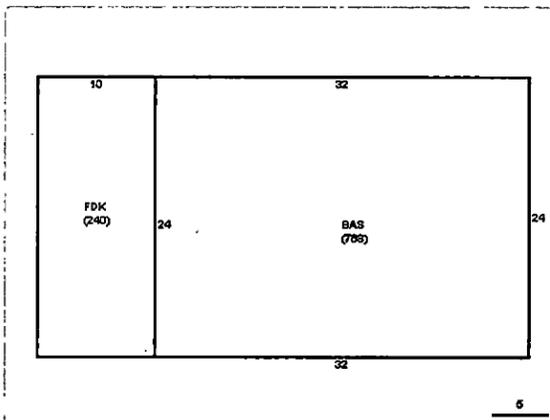
LOT 1 BLK B CRITTENDEN ESTATES & PT CL ST

IMPROVEMENT ATTRIBUTES - Card 1 of 1

**Building Type:** SINGLE  
 FAM  
**Year Built:** 1950  
**Square Footage:** 768  
**Number of Living Units:** 1  
**Building Grade:** C  
**Building Condition:**  
 Average

**Rooms:** 5  
**Beds:** 2  
**Baths:** 1  
**Half Bath:** 0  
**Fixtures:** 5

**Exterior Wall:** FRAME  
**Frame Type:** RESD  
 FRAME  
**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.

Davidson County, TN  
 Assessor of Property

Unofficial Property Record Card

**GENERAL PROPERTY INFORMATION**

**Map & Parcel:** 052 01 0 068.00  
**Current Owner:** RUELL, ROSALIE M.  
**Mailing Address:** 161 HARRINGTON AVE  
 MADISON, TN 37115  
**Zone:** 6  
**Neighborhood:** 6927

**Location:** 161 HARRINGTON AVE  
**Land Area:** 0.15 Acres  
**Most Recent Sale Date:** 06/30/2017  
**Most Recent Sale Price:** \$155,000  
**Deed Reference:** 20170705-0067551  
**Tax District:** USD

**CURRENT PROPERTY APPRASIAL**

**Assessment Year:** 2018  
**Land Value:** \$4,000  
**Improvement Value:** \$0  
**Total Appraisal Value:** \$4,000

**Assessment Classification\*:** RES  
**Assessment Land:** \$1,000  
**Assessment Improvement:** \$0  
**Assessment Total:** \$1,000

**LEGAL DESCRIPTION**

LOT 2 BLK B CRITTENDEN ESTATES

**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.

**SUMMARY OF SALIENT FEATURES**

SUBJECT INFORMATION	Subject Address	181 Harrington Ave
	Legal Description	WD-20170705-0087551
	City	Madison
	County	Davidson
	State	TN
	Zip Code	37116
	Census Tract	0107.01
	Map Reference	34980
SALE DATA	Sale Price	\$
	Date of Sale	
LOAN	Borrower	n/a
	Lender/Client	Metro Storm Water
PHYSICAL CHARACTERISTICS	Size (Square Feet)	768
	Price per Square Foot	\$
	Location	N;Res;
	Age	88
	Condition	C2
	Total Rooms	5
	Bedrooms	2
	Baths	1.0
APPRAISAL	Appraiser	William J Nelman
	Date of Appraised Value	09/29/2018
AVL	Opinion of Value	\$ 170,000



Miranda Kammeyer  
261 Neelys Bend Road  
Madison, TN 37115  
Parcel #052 01 0 110.00 / 052 01 0 111.00

## FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **261 Neelys Bend Road  
Madison, Tennessee**

Map No. **052-01-0**  
Parcel Nos. **110.00  
& 111.00**

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 110.00 & 111.00, Davidson County Tax Map 052-01-0, containing 0.10 / .20 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 **Two Hundred Thirty-One Thousand and No/100ths Dollars (\$231,000.00)** 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 9<sup>th</sup> day of **November, 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 the easterly 3 feet 4 inches of Lot No. 6, all of Lot No. 7, and the westerly one-half of Lot No. 8, Block A, on the Plan of Crittenden Estates", as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

SAID lot and part of lots adjoin and front together 78 feet 4 inches on the north side of Neely's Bend Road, and run back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to David T. Lewis by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 11/17/05 and recorded 12/8/05 in Instrument 20051208-0147627, Register's Office for Davidson County, Tennessee.

Parcel Map Attached

Davidson County, TN  
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 052 01 0 111.00  
Current Owner: KAMMEYER, MIRANDA  
Mailing Address: 261 NEELYS BEND RD  
MADISON, TN 37115  
Zone: 6  
Neighborhood: 6927

Location: 261 NEELYS BEND RD  
Land Area: 0.20 Acres  
Most Recent Sale Date: 12/07/2016  
Most Recent Sale Price: \$168,000  
Deed Reference: 20161219-0133171  
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2018  
Land Value: \$20,000  
Improvement Value: \$145,000  
Total Appraisal Value: \$165,000

Assessment Classification\*: RES  
Assessment Land: \$5,000  
Assessment Improvement: \$36,250  
Assessment Total: \$41,250

LEGAL DESCRIPTION

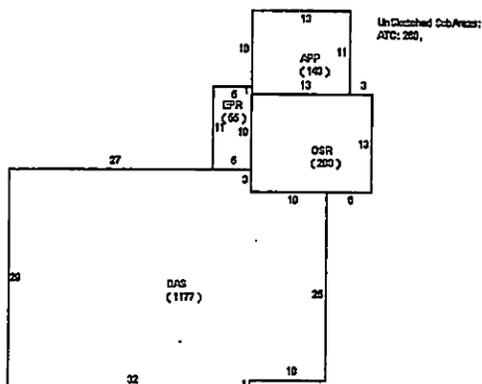
LOT 7 & PT 6 BLK A CRITTENDEN ESTATES

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE  
FAM  
Year Built: 1945  
Square Footage: 1,645  
Number of Living Units: 1  
Building Grade: C  
Building Condition:  
Average

Rooms: 7  
Beds: 4  
Baths: 1  
Half Bath: 0  
Fixtures: 5

Exterior Wall: BRICK  
Frame Type: RESD  
FRAME  
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.

Davidson County, TN  
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 052 01 0 110.00  
Current Owner: KAMMEYER, MIRANDA  
Mailing Address: 261 NEELYS BEND RD  
MADISON, TN 37115  
Zone: 6  
Neighborhood: 6927

Location: 261 NEELYS BEND RD  
Land Area: 0.10 Acres  
Most Recent Sale Date: 12/07/2016  
Most Recent Sale Price: \$168,000  
Deed Reference: 20161219-0133171  
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2018  
Land Value: \$4,000  
Improvement Value: \$0  
Total Appraisal Value: \$4,000

Assessment Classification\*: RES  
Assessment Land: \$1,000  
Assessment Improvement: \$0  
Assessment Total: \$1,000

LEGAL DESCRIPTION

PT LOT 8 BLK A CRITTENDEN ESTATES

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.

**SUMMARY OF SALIENT FEATURES**

Subject Address	261 Neelys Bend Rd
Legal Description	WD-20181219-0133171
City	Madison
County	Davidson
State	TN
Zip Code	37115
Census Tract	0107.01
Map Reference	34980
Contract Price	\$
Date of Contract	
Borrower	n/a
Lender/Client	Metro Storm Water
Size (Square Feet)	1,645
Price per Square Foot	\$
Location	N;Res;
Age	73
Condition	C3
Total Rooms	8
Bedrooms	3
Baths	3.0
Appraiser	William J Nelman
Effective Date of Appraisal	09/28/2018
Opinion of Value	\$ 231,000



Murray J. Philip  
104 Peggy Street  
Madison, TN 37115  
Parcel #042 16 0 031.00

# FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **104 Peggy Street  
Madison, Tennessee**

Map No. **042-16-0**  
Parcel Nos. **031.00**

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 031.00, Davidson County Tax Map 042-16-0, containing **0.32 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.

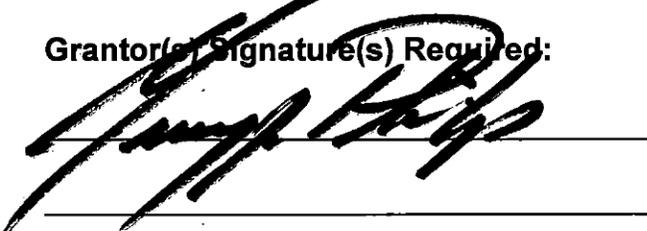
It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of **Three Hundred Twenty Thousand and No/100ths Dollars (\$320,000.00)** upon execution of the aforesaid deed to the Metropolitan Government. 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 25th day of **November, 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 Lot No. 24, on the Map of Part II, Finland Heights, of record in Plat Book 1424, Page 7. Register's Office for said County.

Said Lot 24 fronts 100 feet on the westerly side of Peggy Street and runs back 139.5 feet on the northerly line and 134.8 feet on the southerly line to a dead line in the rear on which it measures 95.4 feet.

Being the same property conveyed to Carter A. Howard and wife, Pamela C. Howard by deed from J. L. Newman and wife, Wilda E. Newman of record in Book 4688, page 291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Murray J. Philip and wife, Melisa Philip by deed from Carter A. Howard and wife, Pamela C. Howard of record in Book 6123, page 266, Register's Office of Davidson County, Tennessee.

**Parcel Map Attached**

Davidson County, TN  
 Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

**Map & Parcel:** 042 16 0 031.00  
**Current Owner:** PHILIP, MURRAY J.  
**Mailing Address:** 104 PEGGY ST MADISON,  
 TN 37115  
**Zone:** 6  
**Neighborhood:** 6928

**Location:** 104 PEGGY ST  
**Land Area:** 0.32 Acres  
**Most Recent Sale Date:** 11/02/2001  
**Most Recent Sale Price:** \$0  
**Deed Reference:** 20011102-0119938  
**Tax District:** USD

CURRENT PROPERTY APPRASIAL

**Assessment Year:** 2018  
**Land Value:** \$30,000  
**Improvement Value:** \$130,500  
**Total Appraisal Value:** \$160,500

**Assessment Classification\*:** RES  
**Assessment Land:** \$7,500  
**Assessment Improvement:** \$32,625  
**Assessment Total:** \$40,125

LEGAL DESCRIPTION

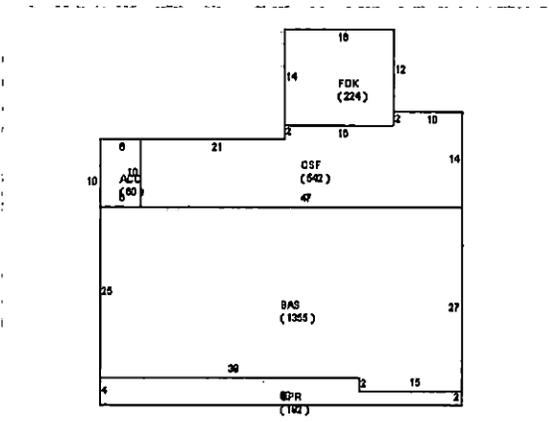
LOT 24 SEC 2 FINNLAND HGTS 100X140XIR

IMPROVEMENT ATTRIBUTES - Card 1 of 1

**Building Type:** SINGLE  
 FAM  
**Year Built:** 1955  
**Square Footage:** 1,897  
**Number of Living Units:** 1  
**Building Grade:** C  
**Building Condition:**  
 Average

**Rooms:** 5  
**Beds:** 3  
**Baths:** 1  
**Half Bath:** 0  
**Fixtures:** 5

**Exterior Wall:** BRICK  
**Frame Type:** RESD  
 FRAME  
**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**

<b>SUBJECT INFORMATION</b>	Subject Address	104 Peggy St
	Legal Description	QC-20011102-0119938
	City	Madison
	County	Davidson
	State	TN
	Zip Code	37115
	Census Tract	0031.00
	Map Reference	042.16
<b>SALE DATA</b>	Contract Price	\$
	Date of Contract	
<b>FINANCIALS</b>	Borrower	n/a
	Lender/Client	Metro Storm Water
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	1,897
	Price per Square Foot	\$ 168.68
	Location	Finnland Heights
	Age	63
	Condition	C2
	Total Rooms	9
	Bedrooms	3
	Baths	3.0
<b>APPRAISAL</b>	Appraiser	William J Nelman
	Effective Date of Appraisal	08/17/2018
<b>VALUE</b>	Opinion of Value	\$ 320,000