

List of Parcels**Stormwater Home Buyout Project - 5**

<u>Address</u>	<u>Tax Map & Parcel</u>	<u>Council District</u>
3911 Buena Vista Pike, 37218	05910028400	1
3010 West Hamilton Avenue, 37218	05914001400	1
3018 West Hamilton Avenue, 37218	05914001600	1



Ronald M. Harris, Sr.
3911 Buena Vista Pike
Nashville, TN 37218
Parcel #059 10 0 284.00

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **3911 Buena Vista Pike
Nashville, Tennessee**

Map No. **059-10-0**
Parcel Nos. **284.00**

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 284.00, Davidson County Tax Map 059-10-0, containing 0.48 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 **Forty-Three Thousand and No/100ths Dollars (\$43,000.00)** 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 **October**, 2017.

Grantor(s) Signature(s) Required:

Stanley Harris

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. 2 of the Resubdivision of Lot 166 on the Plan of Treppard Heights, of record in Plat Book 6050, pages 263, Register's 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 Coordination Plus, LLC a Tennessee limited liability company, and Patrick L. Mickler and wife, Lois J. Mickler, from Aubrey Hiam, married, by deed dated August 5, 2009 of record in Instrument #20090806-0073683, Register's Office for Davidson County, Tennessee.

This conveyance is conveyance is subject to all matters as set forth in the plan of record in Plat Book 6050, page 263, and any all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.

Parcel Map Attached



Misty Meadows Properties, LLC
3010 West Hamilton Avenue
Nashville, TN 37218
Parcel #059 14 0 014.00

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **3010 West Hamilton Avenue
Nashville, Tennessee**

Map No. **059-14-0**
Parcel Nos. **014.00**

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 014.00, Davidson County Tax Map 059-14-0, containing 1.03 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 Fifty-One Thousand and No/100ths Dollars (\$151,000.00)** 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 20 day of October, 2017.

Grantor(s) Signature(s) Required:

Misty Meadows Properties, LLC
Misty Meadows Properties, LLC

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. 229 on the map of Treppard Heights Subdivision, Section 1, as of Record in Book 2663, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 229 fronts 120.03 feet on the Northwesterly side of West Hamilton Avenue and Extends back 472 feet on the Northeasterly line and 379.5 feet on the Southwesterly line, to a broken line in the rear on which it measures 135.

Being the same property conveyed from McCurdy & Candler TN, LLC FKA MCC TN, LLC to JPMorgan Chase Bank National Association, Rec date 04/01/014 Doc No 20140401-0026818 in the County of Davidson, Tennessee.

Tax ID: 059 14 0 014

Parcel Map Attached

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	3010 W Hamilton Ave
	Legal Description	201406260055889 - Lot 229 Sec 1 Treppard Hgts
	City	Nashville
	County	Davidson
	State	TN
	Zip Code	37218
	Census Tract	0128.01
	Map Reference	059-14
PRICE & DATE	Contract Price	\$ NA
	Date of Contract	NA
PARTIES	Borrower	Misty Meadow Properties LLC
	Lender/Client	Metro Govt. of Nashville and Davidson County
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,672
	Price per Square Foot	\$ 126.20
	Location	Treppard Hgts
	Age	59
	Condition	Renovated/AVG
	Total Rooms	6
	Bedrooms	2
	Baths	2
APPRAISER	Appraiser	Jill M. Hunt, MAI
	Effective Date of Appraisal	09/28/17
VALUE	Opinion of Value	\$ 211,000

MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



DEPARTMENT OF WATER AND SEWERAGE SERVICES
Stormwater Division – Development Review
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

MEMO

October 24,, 2017

To: Steve Berry
Director, Public Property Administration

From: Tom Palko
Director, MWS-Stormwater

Mr. Berry,

Please find attached the Fee Simple Acquisition Form for 3010 West Hamilton Avenue, Nashville, TN 37218. DeeDee Brickner acquired this property through an auction on June 13, 2014 for the amount of \$55,125.00 and renovated the structure. The purpose of Ms. Brickner to buy the property was as a rental property. On September 23, 2016, Metro Water Services (MWS) sent Ms. Brickner a Letter of Intent to acquire her property. Metro Water Services did not receive a response from Ms. Brickner at that time. Ms. Brickner approached Metro Water Service in early September to acquire her rental property after a flood resulting from Hurricane Harvey. On September 7, 2017 Ms. Brickner was sent a Letter of Intent. She responded in a timely manner. MWS then proceeded to have an appraisal completed on the property. We received the appraisal on October 2, 2017. The appraisal came in at \$211,000.00. Being Ms. Brickner purchased the property in June of 2014; MWS did not see it was feasible or fair to offer her the amount of the current fair market value of the property. In speaking with Ms. Breckner, explaining the situation, she requested to submit a counter offer. Her counter offer is in the amount of \$151,000.00. MWS decided to accept her counter offer of that amount.

Thanks,

A handwritten signature in blue ink that reads "Tom Palko".

Tom Palko



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



Robert L. Stanton & Robin S. Stanton (daughter)

3018 West Hamilton Avenue

Nashville, TN 37218

Parcel #059 14 0 016.00

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **3018 West Hamilton Avenue
Nashville, Tennessee**

Map No. **059-14-0**
Parcel Nos. **016.00**

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 016.00, Davidson County Tax Map 059-14-0, containing **0.91 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 Two Thousand and No/100ths Dollars (\$202,000.00)** 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 10th day of October, 2017.

Grantor(s) Signature(s) Required:

Robert Stanton

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. 231 on the Plan of Treppard Heights, Section 1, of record in Book 2663, pages 64 and 65, Register's Office for said County, to which plan reference is herein made for more complete description of metes and bounds.

Being the same property conveyed to Robert L. Stanton and wife Annie L. Stanton, by deed from Cumberland Builders, Inc., of record in Book 5079, page 769 and 770, Registers Office for said County. The said Annie L. Stanton having since died.

Being the same property to Robert L. Stanton for life, Robin R. Stanton, Helen K. Stanton Ford, and Debra A. Stanton, by deed from Ronald K. Nevin Trustee, of record in Book 11618, page 19, Register's Office for said County.

This conveyance is made in conformity with a Marital Dissolution Agreement between the parties and in compliance with and pursuant to the Final Decree of Divorce entered in cause styled Susan Marie Stanton vs. Robert Lee Stanton, Docket No.: 05D-690, in the Fourth Circuit Court for Davidson County, Tennessee.

Parcel Map Attached

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	3018 W Hamilton Ave
	Legal Description	200511100136560 - Lot 231 Sec 1 Treppard Hgts
	City	Nashville
	County	Davidson
	State	TN
	Zip Code	37218
	Census Tract	0128.01
	Map Reference	059.14
PRICE & DATE	Contract Price	\$ NA
	Date of Contract	NA
PARTIES	Borrower	Robert Stanton, His Heirs and Assigns
	Lender/Client	Metro Govt. of Nashville and Davidson County
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,905
	Price per Square Foot	\$ 106.04
	Location	Treppard Hgts
	Age	59
	Condition	Average /Renov
	Total Rooms	7
	Bedrooms	3
Baths	2	
APPRAISER	Appraiser	Jill M. Hunt, MAI
	Effective Date of Appraisal	09/28/2017
VALUE	Opinion of Value	\$ 202,000