



**City of Columbia City Council
Study Session Agenda
August 3, 2023 - 5:30 PM**

**City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510**

**Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5**

**Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary**

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

PUBLIC HEARINGS

1. PUBLIC HEARING ON ORDINANCE NO. 4471 (RELATES TO ITEM 10.1) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 5

Documents:

1. Staff Report for Ordinance 4471 Public Hearing
 2. Ordinance 4471-Rezone.Freehand-Cleburne
 3. OrdNo4471-ExhA
 4. OrdNo4471-ExhB
 5. Staff Report
2. PUBLIC HEARING ON ORDINANCE NO. 4472 (RELATES TO ITEM 10.2) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3

Documents:

1. Staff Report for Ordinance 4472
2. Ordinance No. 4472
3. Ordinance No. 4472 - Exhibit A
4. Ordinance No. 4472 - Exhibit B
5. Staff Report
6. Concept

1. CALL TO ORDER/ROLL CALL.

2. INVOCATION BY DR. MARTY SHADOAN, FIRST BAPTIST CHURCH..

3. PLEDGE OF ALLEGIANCE.

4. APPROVAL OF AGENDA.

5. PRESENTATIONS.

6. ORGANIZATIONAL BUSINESS.

6.1 APPROVE THE MINUTES OF THE JULY 13, 2023 CITY COUNCIL REGULAR MEETING - CITY MANAGER'S OFFICE.

7. CONSENT AGENDA

7.1 APPROVE DISBURSEMENTS FOR THE MONTH OF JUNE 2023 IN THE AMOUNT OF \$8,218,022.70 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: June 2023 Disbursements

7.2 APPROVE AND AUTHORIZE THE DISPOSAL OF SURPLUS EQUIPMENT - FINANCE.

RECOMMENDATION: Approve and authorize the disposal of surplus equipment as listed on the attachment per policy as defined within the City of Columbia Purchasing Manual.

INFORMATION: Various items have been identified by the department as surplus. An attempt will be made to sell all items at public auction. The value of those not sold will be reassessed and disposed of as prescribed by City policy.

ATTACHMENTS: August 2023 Surplus

7.3 APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE FOURTH QUARTER OF FY 2023 \$50,000 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: On April 14, 2016, the City Council approved an extension of the 2008 agreement with Maury County for operation of the Animal Services Facility. The 2008 agreement and extension specified that the City and County will split operating expenses (over and above revenue derived from the operation of the facility) 50/50.

The 2016 contract extension terminated on October 2, 2018. The

City's FY 2023 budget includes \$200,000 for the City's contribution towards facility operations, or \$50,000 per quarter. An invoice has been received for the fourth quarter of FY 2023, which exceeds \$50,000. The invoice and supporting documentation have been reviewed by the Finance Department.

As the operating agreement has expired, City Council approval is necessary prior to any payment towards shelter operation costs.

CERTIFICATION: The Chief Financial Officer certifies that \$50,000 in FY 2023 prior year budgeted funds is available in General City Admin-Misc-Animal Services.

ATTACHMENTS: Staff Report - Animal Shelter, Q4 FY 2023 Animal Shelter Invoice

7.4 APPROVE THE SOLE SOURCE USE OF UNITED WASTE HAULERS FOR DISPOSAL OF GARBAGE AND BULKY ITEMS WITH AN ESTIMATED COST OF \$220,000 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve the sole source use of United Waste Haulers for disposal of garbage and bulky items.

INFORMATION: Public Works is currently disposing of bulky items at United Waste Haulers in Mt. Pleasant, TN, due to the limited space available at Maury County Solid Waste. United Waste Haulers will increase their rate by \$2.00 per ton to \$50.50 per ton, effective July 1, 2023. During times that Maury County Solid Waste is closed due to lack of space, we will also take residential and commercial trash to United Waste Haulers. United Waste Haulers is the closest entity that will accept bulky items without assessing a premium fee for large items. The estimated cost of bulky and trash disposal through United Waste Haulers will be \$220,000.

CERTIFICATION: The Chief Financial Officer certifies that \$220,000 is budgeted and unencumbered in Sanitation - General - Landfill Charge.

ATTACHMENTS: Staff Report - United Waste Haulers, United Waste Haulers increase

7.5 APPROVE THE PURCHASE OF A 2023 AUTOMATED SIDE LOAD GARBAGE TRUCK USING SOURCEWELL CONTRACT IN THE AMOUNT OF \$378,091.60 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve purchase of a garbage truck from Environmental Products Group using Sourcewell Contract # 091219-LEG and # RFP 060920 in the amount of \$378,091.60

INFORMATION: Sourcewell, a purchasing cooperative, has contract # 091219-LEG with Labrie Environmental Group for the body and contract # RFP 060920 with Autocar for the chassis of a 2023 Autocar ACX64 automated side load garbage truck. The truck is being sold by Environmental Products Group, Inc. The body is equipped with a hopper, a work light package, 4 (four) cameras and an in-cab color monitor. This truck will be an addition to our current fleet and will be used for residential trash collection.

CERTIFICATION: The Chief Financial Officer certifies that \$378,092 is budgeted and unencumbered in Sanitation - Residential - Machinery, Equipment and Auto.

ATTACHMENTS: Staff Report Side Load Garbage Truck, Labrie-EPG Quote, Sourcewell contract - Autocar, Sourcewell contract - Labrie, Labrie proposal summary, Autocar Specs ACX64, Letter of intent

7.6 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND THE STATE OF TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY FOR PARTICIPATION IN THE TENNESSEE ADVANCED COMMUNICATIONS NETWORK (TACN) - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: The TACN is a P25 Standards Based system constructed by Motorola. It consists of radio communications sites

utilizing the VHF High Band, 700MHz and 800MHz frequencies. Master Sites are located diversely throughout the state. Microwave links between the Master Sites and the radio sites utilize redundant methods for a Public Safety grade of service. The TACN extends throughout the State of Tennessee.

The City of Columbia shall be authorized to participate in the TACN. The TACN has features that will enable the City of Columbia to establish restricted "talk groups" for local events without interrupting on-going regional communications, thereby facilitating improved response by Emergency Service Entities and enhancing public safety.

The contract shall be effective on August 14, 2023 and extend for a period of sixty-four (64) months after the effective date. If, in the future event the State does not receive funding, the City could have a liability of \$200 (Two Hundred Dollars) per radio on the system. However, Pursuant to the contract C.1.A. - "In the event fees are to be charged, no fees will be charged if radios are programmed for, and so long as radios stayed programmed for, Mutual Aid Talk Groups as those are defined and determined by the State's Director of Wireless Communications."

ATTACHMENTS: Staff Report TACN, TACN Contract

7.7 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MUSIC CITY PUBLICATIONS IN THE AMOUNT OF \$8,500 FOR ADVERTISING IN MAURY COUNTY LIVING & WILLIAMSON COUNTY LIVING MAGAZINES FOR FIVE ISSUES - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Maury County Living & Williamson County Living are popular local magazines where Visit Columbia and Main Street advertise to reach locals and visitors in the middle Tennessee region.

CERTIFICATION: The Chief Financial Officer certifies that \$8,500 is budgeted and unencumbered in Tourism - Professional Services.

ATTACHMENTS: Staff Report Template Music City Publications, Maury and Williamson Co Living Insertion Order 2023-24

- 7.8 APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STR IN THE AMOUNT OF \$2,520 FOR AN ANNUAL LICENSE THAT PROVIDES MONTHLY LODGING OCCUPANCY DATA REPORTS - CITY MANAGER'S OFFICE.**

RECOMMENDATION: Approve.

INFORMATION: STR is the trusted leader in the hospitality industry for occupancy data. This report tracks Columbia hotel data as well as a select set of competitive destinations for comparison.

CERTIFICATION: The Chief Financial Officer certifies that \$2,520 is budgeted and unencumbered in Tourism - Other Services.

ATTACHMENTS: Staff Report STR, STR AGREEMENT

- 7.9 APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN THE CITY OF COLUMBIA AND PILGRIMAGE EVENTS IN THE AMOUNT OF \$3,000 FOR A MARKETING SPONSORSHIP TO PROMOTE VISIT COLUMBIA - CITY MANAGER'S OFFICE.**

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia tourism department would like to purchase a booth sponsorship at the 2023 Pilgrimage Festival to market and promote Columbia to festivalers, which includes mentions in Pilgrimage social media and other marketing promotions as a sponsor. The cost is \$3,000.

CERTIFICATION: The Chief Financial Officer certifies that \$3,000 is budgeted and unencumbered in Tourism - Other Services.

ATTACHMENTS: Staff Report Pilgrimage Festival, Columbia TN_AMT Partnership Agreement_2023

7.10 APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AMENDED LEASE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY FOR THE POLKS AT PRESERVATION PARK - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The development of The Polks at Preservation Park is a strategic planning objective identified by the City Council. The site was identified as an appropriate location for the proposed park across the street from the ancestral home of President James K. Polk at the corner of West 7th Street and North High Street. The property is owned by Maury County, the parking lot adjacent to the Maury County Tourism and Visitors Bureau offices. The lease agreement was approved by the Maury County Commission at the November 18, 2019 meeting. The project was postponed due to the pandemic resulting in the amended lease agreement with a 2023 start date. This agreement proposes a lease term of 25 years with 10 year options beginning at the end of the first 25 years with rent payments totaling \$1 per year.

CERTIFICATION: The Chief Financial Officer certifies that \$1 is budgeted and unencumbered in General City Admin-Misc-Rents.

ATTACHMENTS: Staff Report - Council - Amended Lease, Amended Lease Agreement - Maury County, Preservation Park Description 6-30-23, Preservation Park Rendering 2023, Preservation Park Survey, City Easement 06-30-23

7.11 APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE SOFTWARE LICENSING AGREEMENT WITH ESKILL IN THE AMOUNT OF \$5,000 TO PROVIDE VALID AND RELIABLE TESTING FOR PRE-EMPLOYMENT AND SKILLS GAP TESTING - HUMAN RESOURCES.

RECOMMENDATION: Approve.

INFORMATION: Using tests provided by ESkill will provide validity and reliability to avoid charges of disparate impact. They have a bank of over 800 standardized tests to administer for pre-

employment, and skills gap assessments to assist with assigning learning and development courses.

CERTIFICATION: The Chief Financial Officer certifies that \$5,000 is budgeted and unencumbered in General City Admin-Misc-Other Services.

ATTACHMENTS: Staff Report Eskills, eSkill Contract

7.12 APPROVE A REIMBURSEMENT IN THE AMOUNT OF \$200,000 TO VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC FOR VILLAGE AT CARTER'S STATION SUBDIVISION IN THE CITY OF COLUMBIA, TENNESSEE – WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: On February 4, 2022, a surety guarantee was deposited from Village at Carter's Station Development, LLC to ensure the completion of roads, striping, signage, curbing, sidewalks, drainage, grading and street lighting, or any other improvements required for Village at Carter's Station Subdivision.

ATTACHMENTS: Consent for Surety Reimbursement- Staff Report, Surety Request, Surety for Villages at Carter's Station 2022

8. ADMINISTRATION.

9. RESOLUTIONS.

9.1 RESOLUTION NO. 23-51 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-51.

INFORMATION: The City Recorder is presenting tax corrections through 7/21/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report for Resolution No. 23-51, Resolution No. 23-51

9.2 RESOLUTION NO. 23-52 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE 2023 TOURISM ENHANCEMENT GRANT THROUGH THE TENNESSEE DEPARTMENT OF TOURIST DEVELOPMENT, ACCEPT THE GRANT AWARD NOT TO EXCEED \$100,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia is requesting authorization to apply for the 2023 Tourism Enhancement Grant through the Tennessee Department of Tourist Development for a matching grant not to exceed \$100,000 that will be used to enhance tourism-related infrastructure by creating a boat access point above the dam on the Duck River.

CERTIFICATION: The Chief Financial Officer certifies that \$100,000 will be proposed in a forthcoming appropriation ordinance once the grant is awarded.

ATTACHMENTS: Staff Report for Resolution No. 23-52, Resolution No 23-52

9.3 RESOLUTION NO. 23-53 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT DOWNTOWN IMPROVEMENT GRANT PROGRAM IN THE AMOUNT NOT TO EXCEED \$400,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-53.

INFORMATION: The State of Tennessee Department of Economic and Community Development (TNECD) administers the Downtown Improvement Grant Program. Previously known as the Tennessee Facade Grant Program, the City received program funds in FY 219-2020.

Grant proceeds are used for a 50/50 mix of downtown improvements and facade improvement projects. Downtown improvements proposed using Downtown Improvement Grant Program funds include installation of bump-out curbing in and around the downtown square, installation of new trash can recycling receptacles and design and installation of downtown, pedestrian wayfinding signage. The remaining 50% of funds would be granted to subrecipients using the same criteria that the City used in FY 2019-2020.

Applications are due August 14, 2023. Grant awards are expected to be unmoved by the end of 2023.

CERTIFICATION: The Chief Financial Officer certifies that \$400,000 would be proposed in a forthcoming amendment once grant funds are awarded to the City.

ATTACHMENTS: Staff Report for Resolution No. 23-53, Resolution No 23-53

10 ORDINANCES.

10.1 2ND CONSIDERATION OF ORDINANCE NO. 4471 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4471 on second consideration.

INFORMATION: During the transition from Zoning Ordinance 3638 to Zoning Ordinance 4400, the zoning map was adopted with the aforementioned property reflecting a CD-3 (Neighborhood Character District) residential zoning instead of the CD-4 (General

Urban Character District) that the MCD (Mixed Use Commercial Service District) correlated to and was previously zoned. The applicant is requesting the rezoning for correction. The Municipal Planning Commission reviewed this request at the June 14, 2023 meeting and recommended approval by a vote of six to zero.

ATTACHMENTS: Staff Report for Ordinance 4471, Ordinance 4471-Rezone.Freehand-Cleburne, OrdNo4471-ExhA, OrdNo4471-ExhB, Staff Report

10.2 2ND CONSIDERATION OF ORDINANCE NO. 4472 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4472 on second consideration.

INFORMATION: The applicant is requesting the removal of the current PUD (Planned Unit Development) zoning overlay from the property. The Connect Columbia comprehensive plan supports the requested CD-5 zoning. The original PUD was never developed and current Zoning Ordinance standards could not be met for the stand-alone five acre property. The applicant presents a concept for future development under the CD-5 (Urban Center Character District) zoning, and reflects a mix of residential types with pocket parks and a thoroughfare. The property is behind established commercial property and adjacent to the Taylor Landing development. The Municipal Planning Commission reviewed this request and recommended approval by a vote of five to one at the June 14, 2023 meeting.

ATTACHMENTS: Staff Report for Ordinance 4472, Ordinance No. 4472, OrdNo4472-ExhA, OrdNo4472-ExhB, Staff Report, Concept

10.3 1ST CONSIDERATION OF ORDINANCE NO. 4473 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4473 on first consideration and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting the rezoning of the one acre parcel for future residential development with the concept reflecting four possible lots. The original request was to rezone to a CD-3 (Neighborhood Character District) with a comprehensive plan amendment that would allow the zoning, however, Planning Commission reviewed the request and suggested the CD-4 district. CD-4 is a compatible zoning district for the Urban Neighborhood designated property. The Planning Commission recommended approval with a vote of six to zero at the July meeting.

ATTACHMENTS: Staff Report Ordinance 4473, Ordinance No. 4473, Ordinance No. 4473 - Exhibit A, Ordinance No. 4473 - Exhibit B, Ordinance No. 4473 Updated Staff Report, Ordinance No. 4473 Staff Report, Ordinance No. 4473 Updated Concept

10.4 1ST CONSIDERATION OF ORDINANCE NO. 4474 - AN ORDINANCE TO AMEND ORDINANCE 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY. - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: To forward the applicant's request to approve Ordinance 4474 and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting a revision to the Honey Farm PUD Master Plan. The proposal consists of 192 townhomes units along Honey Farm Way being approximately 25.87 acre portion of Tax Map 51 Parcel 58. The Planning Commission reviewed this request and recommended denial by a vote of six to zero at the July 12, 2023 meeting.

ATTACHMENTS: Staff Report Ordinance No. 4474 - Council, Ordinance No. 4474, Ordinance No. 4474 - Exhibit A, Ordinance No. 4474 - Exhibit B, Ordinance No. 4474 Staff Report

10.5 1ST CONSIDERATION OF ORDINANCE NO. 4475 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) AND ESTABLISH SEPTEMBER 14, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4475 on first consideration and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting that the majority of the Carriage Hills Subdivision, approximately 55 lots, be rezoned from CD-3 (Neighborhood Large Lot) to CD-3L (Neighborhood Large Lot Character District). The lots are established in the subdivision and no changes are anticipated. The CD-3L zoning district permits the use of a single family detached dwelling. There are three existing lots that only have a portion of the property within the city limits. The Planning Commission reviewed this request and recommended a denial, with a vote of five to one, based on Article 8.5.19.H.4.e, Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

ATTACHMENTS: Staff Report Ordinance No. 4475 - Council, Ordinance No. 4475, Ordinance No. 4475 - Exhibit A, Ordinance No. 4475 - Exhibit B, Ordinance No. 4475 Staff Report, Ordinance No. 4475 Concept Plan

11 PUBLIC COMMENT.

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12 OTHER BUSINESS.

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13 EXECUTIVE SESSION.

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14 ADJOURNMENT.

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15 UPCOMING EVENTS.

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, Development Services Director, paul@columbiatn.com, 931-560-1560

AGENDA ITEM TITLE:

2nd CONSIDERATION OF ORDINANCE NO. 4471 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT)

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: During the transition from Zoning Ordinance 3638 to Zoning Ordinance 4400, the zoning map was adopted with the aforementioned property reflecting a CD-3 (Neighborhood Character District) residential zoning instead of the CD-4 (General Urban Character District) that the MCD (Mixed Use Commercial Service District) correlated to and was previously zoned. The applicant is requesting the rezoning for correction. The Municipal Planning Commission reviewed this request at the June 14, 2023 meeting and recommended approval by a vote of six to zero. The required public notice was advertised July 19, 2023 in *Main Street Maury* and July 25, 2023 in *The Daily Herald*.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said property to be rezoned, being Tax Map 41 Parcel 15.00, located at Freehand Lane and Cleburne Road, is located in the Second Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of June, 2023, and after a public hearing held on the 10th day of August, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of August, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

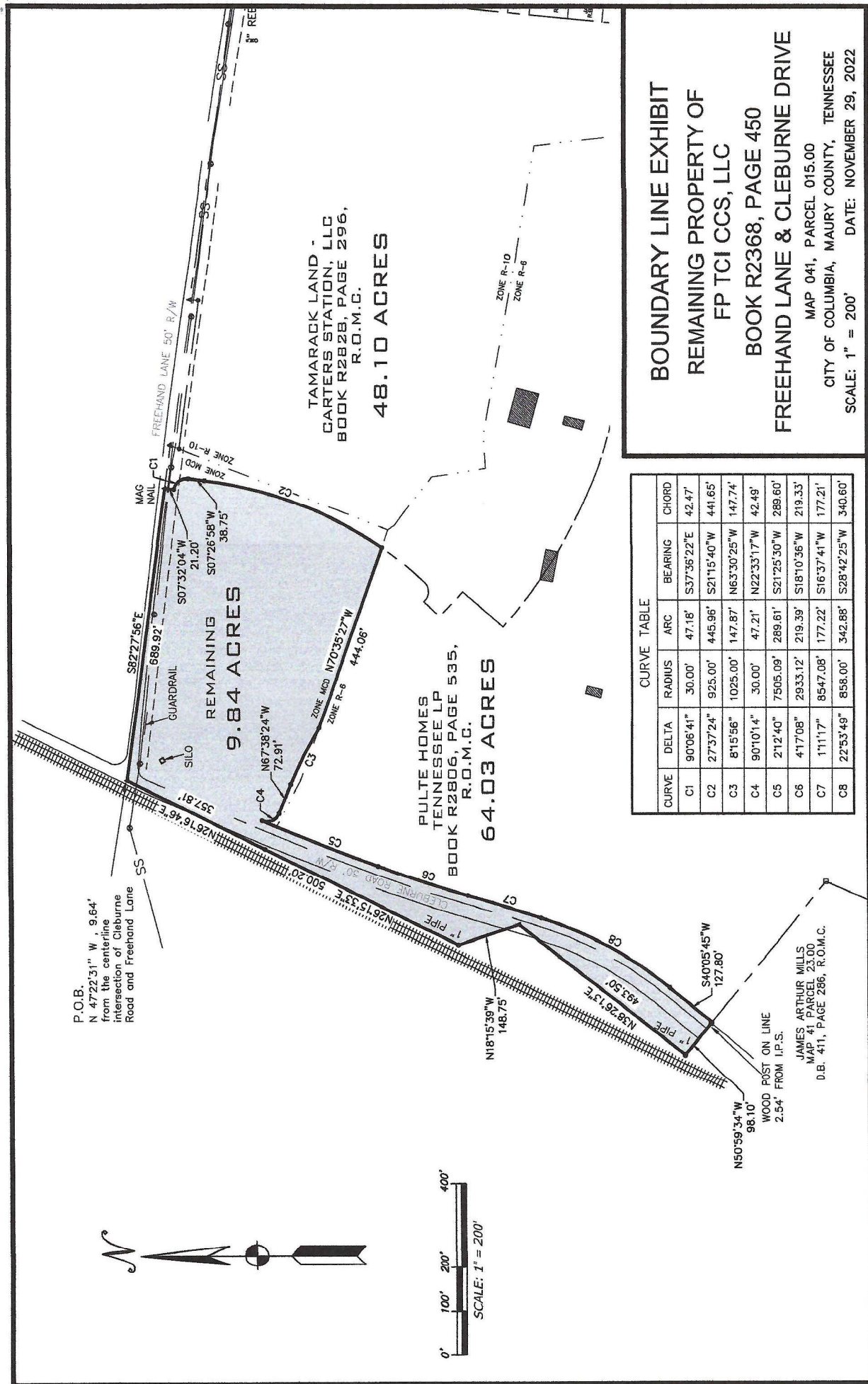
C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____





CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, AICP, City Planner

kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER

23-0134

APPLICANT/PROPERTY OWNER

Nelson Crowe/ FP TCI CCS, LLC

PUBLIC HEARING

DATE

N/A

PROPERTY ADDRESS/LOCATION

Tax Map 41 Parcel 15

SUMMARY OF REQUEST: Zoning Map Amendment (CD-3 to CD-4)

The applicant requests to rezone a 6.5-acre parcel located at the corner of Freehand Lane and Cleburne Road from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District). The requested rezoning corrects an error in the Official Zoning Map which occurred during the transition from the previous Zoning Ordinance (3638) to the current Zoning Ordinance (4400) in July 2022.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD-3	Vacant	Unincorporated / CD-3 Utility Facility, Vacant/Single-Family Homes	N/A	± 6.5 Acres

CONSISTENCY with the COMPREHENSIVE PLAN:

Rural Countryside: The future land use character area of the subject property is Rural Countryside. The Rural Countryside future land use classification is characterized by low-density residential districts.

PROPERTY HISTORY:

The subject property is currently vacant. The Carter's Station North Preliminary Plat designates the property as "future commercial development."

CONFORMITY to the ZONING ORDINANCE:

Section 8.5.19.H.3.e of the Zoning Ordinance, indicates that the City Council may, upon recommendation of the Planning Commission, amend the Official Zoning Map in order to correct mistakes.

Staff Comment:

The subject property was part of a larger split-zoned property. The subject site was zoned MCD (Mixed

Use Commercial Service District). The balance of the development was zoned R-10. When City Council adopted the current Zoning Ordinance (4400), properties zoned MCD under the previous ordinance converted to the corresponding CD-4 district. Similarly, properties zoned R-10 converted to the CD-3 district. Great care was taken to avoid misclassification of properties during the update to the Official Zoning Map. However, in this case, the MCD zoned property was misidentified as CD-3. The misclassification became part of the Official Zoning Map upon adoption by the City Council. Reversing the mistake requires evaluation by the Planning Commission and approval by the City Council. The proposed rezoning restores the status quo *ex ante* to adoption of the Zoning Ordinance.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

- a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Rural Countryside (Connect Columbia Map 4). The proposed zoning is not consistent with the Comprehensive Plan. However, the current CD-3 zoning is also inconsistent with the Comprehensive Plan. The rezoning simply restores the inconsistency which existed prior to adoption of the current Zoning Ordinance.

- b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];¹

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

- c. Whether there will be any adverse effect upon adjoining property owners unless such effect

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads "the legal purposes for which zoning exists are not contravened."

can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

- d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will restore the rights of the property owner to the status prior to adoption of the Zoning Ordinance without detrimental effects on the general public.

- e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;²

The rezoning maintains the existing land use entitlements.

- f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

² The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, Development Services Director, paul@columbiatn.com, 931-560-1560

AGENDA ITEM TITLE:

2ND CONSIDERATION OF ORDINANCE NO. 4472 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT)

RECOMMENDATION: Approve Ordinance No. 4472 on second consideration.

INFORMATION: The applicant is requesting the removal of the current PUD (Planned Unit Development) zoning overlay from the property. The Connect Columbia comprehensive plan supports the requested CD-5 zoning. The original PUD was never developed and current Zoning Ordinance standards could not be met for the stand-alone five acre property. The applicant presents a concept for future development under the CD-5 (Urban Center Character District) zoning, and reflects a mix of residential types with pocket parks and a thoroughfare. The property is behind established commercial property and adjacent to the Taylor Landing development. The Municipal Planning Commission reviewed this request and recommended approval by a vote of five to one at the June 14, 2023 meeting.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT – MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from PUD-MU (Planned Unit Development – Mixed Use) to CD-5 (Urban Center Character District).

Section 2: Said property to be rezoned, being Tax Map 90 Parcel 7.08, located off River Road, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from PUD-MU (Planned Unit Development Mixed Use) to CD-5 (Urban Center Character District) is attached hereto, identified as Exhibit “B” and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of June, 2023, and after a public hearing held on the 10th day of August, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of August, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

LEGAL DESCRIPTION OF PROPERTY:

23-0080

**DAVID TAYLOR PROPERTY
PROPERTY MAP 090, PARCEL 007.08
RIVER ROAD / GANDER CROSSING
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE**

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

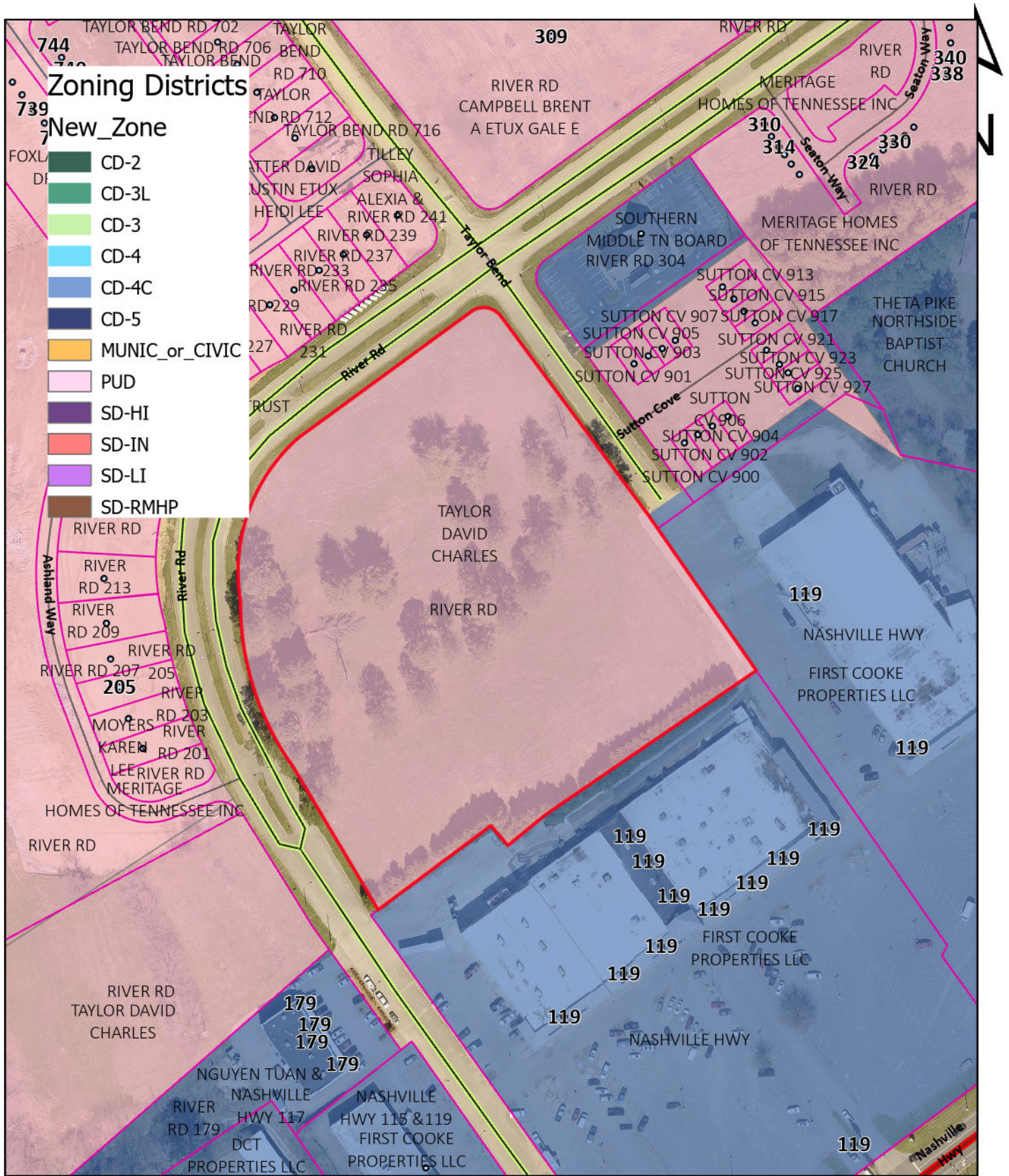
Being the 6.16-acre tract as shown on the final plat entitled "Final Minor Subdivision Plat for Patricia Taylor Clayborne, Glenda Taylor Marshall, Julie Taylor Thompson, & David Charles Taylor" of record in Plat Book 11, page 173, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

Included in the above-described property, but expressly excluded is the 0.28-acre tract as shown on the final plat entitled "Final Minor Subdivision Plat for David Taylor Enterprises, LLC" of record in Plat Book 11, page 356, Register's Office for Maury County, Tennessee.

Said 0.28-acre tract being a portion of the same property conveyed to David Taylor Enterprises, LLC from David Charles Taylor by Quitclaim Deed of record in Record Book R1428, page 657, Register's Office for Maury County, Tennessee.

Containing approximately 5.88 acres, as calculated by information contained in the above-referenced plats of record. No field work has been performed by Ragan-Smith-Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

Being a portion of the same property conveyed to David Charles Taylor from David Charles Taylor, Patricia Lee Taylor Clayborne, Glenda Kaye Taylor Marshall and Julie Ann Taylor Thompson by Quitclaim Deed of record in Book 1389, page 58, Register's Office for Maury County, Tennessee.



Ordinance No. 4472 - Exh B

River Road



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, AICP, City Planner

kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER

23-0136

APPLICANT/PROPERTY OWNER

Greg Gamble/ David Taylor

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

Tax Map 90 Parcel 7.08

SUMMARY OF REQUEST: Zoning Map Amendment (MU-PUD to CD-5)

The applicant requests to rezone a 5.88-acre parcel located at the intersection of Taylor Bend Road and River Road from MU-PUD (Mixed Use Planned Unit Development) to CD-5 (Urban Center Character District). The requested zoning designations consists of higher density Mixed Use areas. In support of the requested rezoning, the applicant provided a concept plan which depicts the multifamily housing on the site.

This report summarizes staff analysis of the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE:
City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MU-PUD	Vacant	CD-4C/PUD Residential/ Retail	Multi-Family Homes	±5.88 Acres

CONSISTENCY with the COMPREHENSIVE PLAN:

Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-5 zoning designation is consistent with the Urban Neighborhood future land use classification.

PROPERTY HISTORY:

The subject property is currently vacant. It was previously part of a PUD Master Plan which was not developed. The current owner has held the property since at least 1999.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Zoning Ordinance Referenced: Proposed CD-5 Character District (Table 4.3.1-F, p. 96-105)

The Ordinance describes the CD-5 Character District as a higher density mixed use area which permits a wide range of building types. Thoroughfares form medium-sized blocks, which include sidewalks, lights, and street trees. The maximum gross density in the district is unregulated. However, structure type limitations effectively limit density. CD-5 is an appropriate implementing district for the Urban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-F, p. 96)

- Lot/Building site width 18-36’ (townhomes) maximum of 120’ (Large Multifamily)
- Frontage buildout minimum of 80%
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 0’ min principal frontage setback; 15’ maximum principal frontage setback
- 0’ secondary frontage setback; 15’ maximum secondary frontage setback
- 0’ min side setback; 24’ maximum side setback
- Rear setback not regulated

Staff Comment:

The concept plan depicts five Large Multifamily buildings (7 – 24 units), 30 townhomes, and Civic Space. All together, the concept depicts 126 homes, yielding a gross density of 21.4 dwelling units per acre. The requested CD-5 zoning is consistent with the requested Urban Neighborhood future land use classification.

The concept plan generally demonstrates that it is possible to develop the site in conformity with the CD-5 standards. There are some site planning concerns to resolve. Any future Site Development Plan will need to designate building sites within the larger property. The amount and placement of parking depicted in the concept does not conform to the requirements of the zoning ordinance. However, the applicant acknowledged this concern in response to technical comments and has committed to refine the design under subsequent reviews. The concept plan does demonstrate that the applicant could develop the site in conformity with the requested zoning designation.

If the property is rezoned and the applicant submits a Site Development Plan for Planning Commission

review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent permits to develop the site and construct buildings on the site would be subject to administrative review and approval.

The property is subject to the Water's Edge Planned Unit Development (PUD) Master Plan. City Council approved the Preliminary Master Plan in 2005. At that time, the subject site was approved for multifamily development. Other property included in the Master Plan developed under different concepts. Although the PUD technically remains in effect, it is not constructible. Section 8.5.21.R of the Zoning Ordinance authorizes the Planning Commission to recommend revocation of a Preliminary Master Plan upon a finding that circumstances have changed to degree that the landholder is unlikely to develop the site in conformity with the plan. If the Planning Commission decides to recommend approval of the requested rezoning, the action should also recommend revocation of the PUD Master Plan for the subject site.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

- a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a Mixed Use Planned Unit Development to a CD-5 Urban Center Character District, is consistent with the Urban Neighborhood future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.37; Zoning Ordinance Table 4.3.1-F, p. 96).

The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

- b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not

contravened];¹

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 5.1.1 and 5.1.2 of the Ordinance.

- c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

The standards of the Zoning Ordinance and the Site Development Plan review process can be used to mitigate any adverse effects upon adjacent property owners

- d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

- e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;²

The area around the subject site has changed significantly since City Council approved the current PUD Master Plan. As a result of these changes, the Master Plan is not constructible. The proposed change to the zoning map will allow the property owner to develop the site with the same uses at a similar intensity. Planned Unit Developments were used historically to ensure high quality design. The requested CD-5 zoning contains prescriptive standards which establish minimum quality for development. These standards were not available under previous zoning ordinances.

- f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read “the legal purposes for which zoning exists are not contravened.”

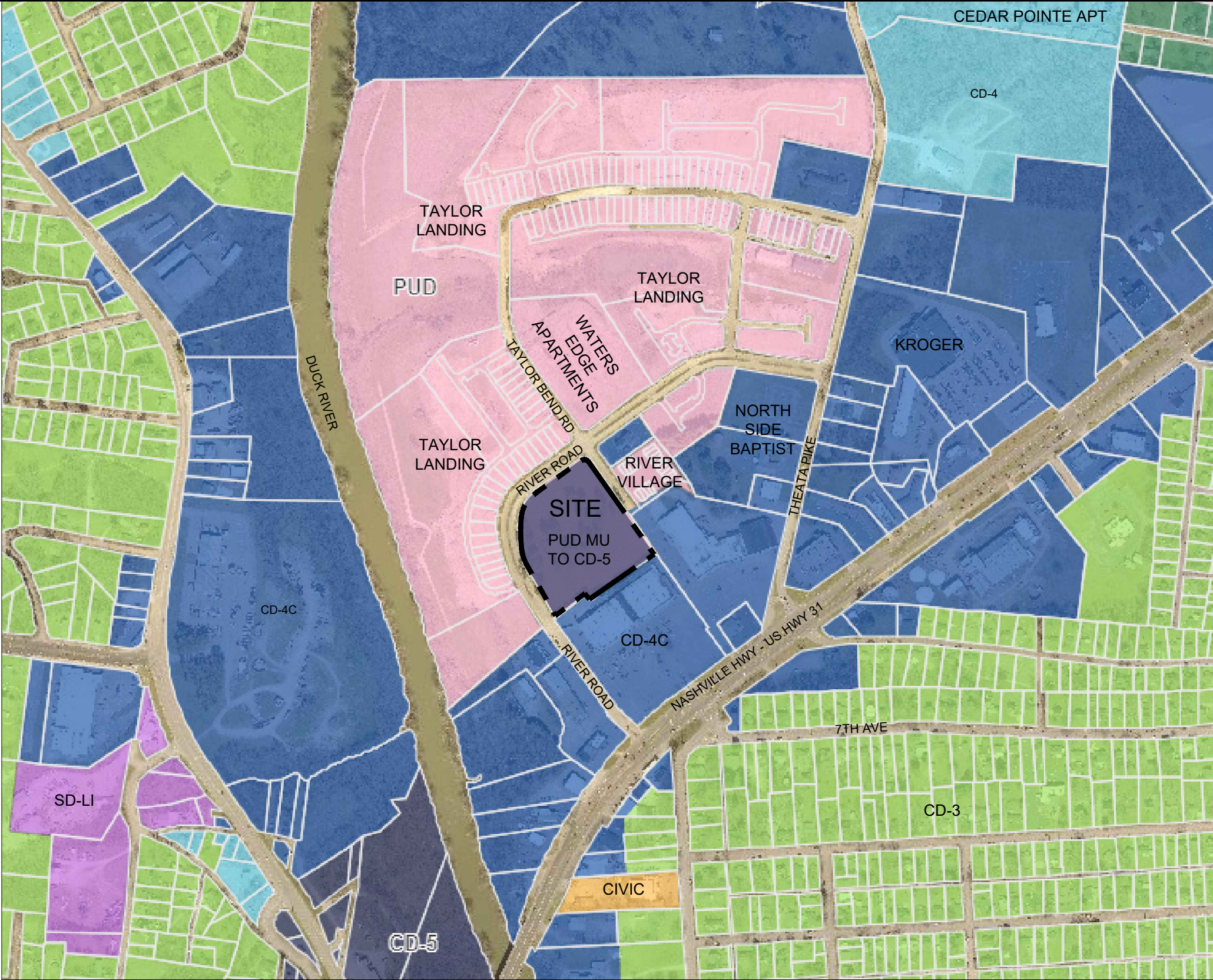
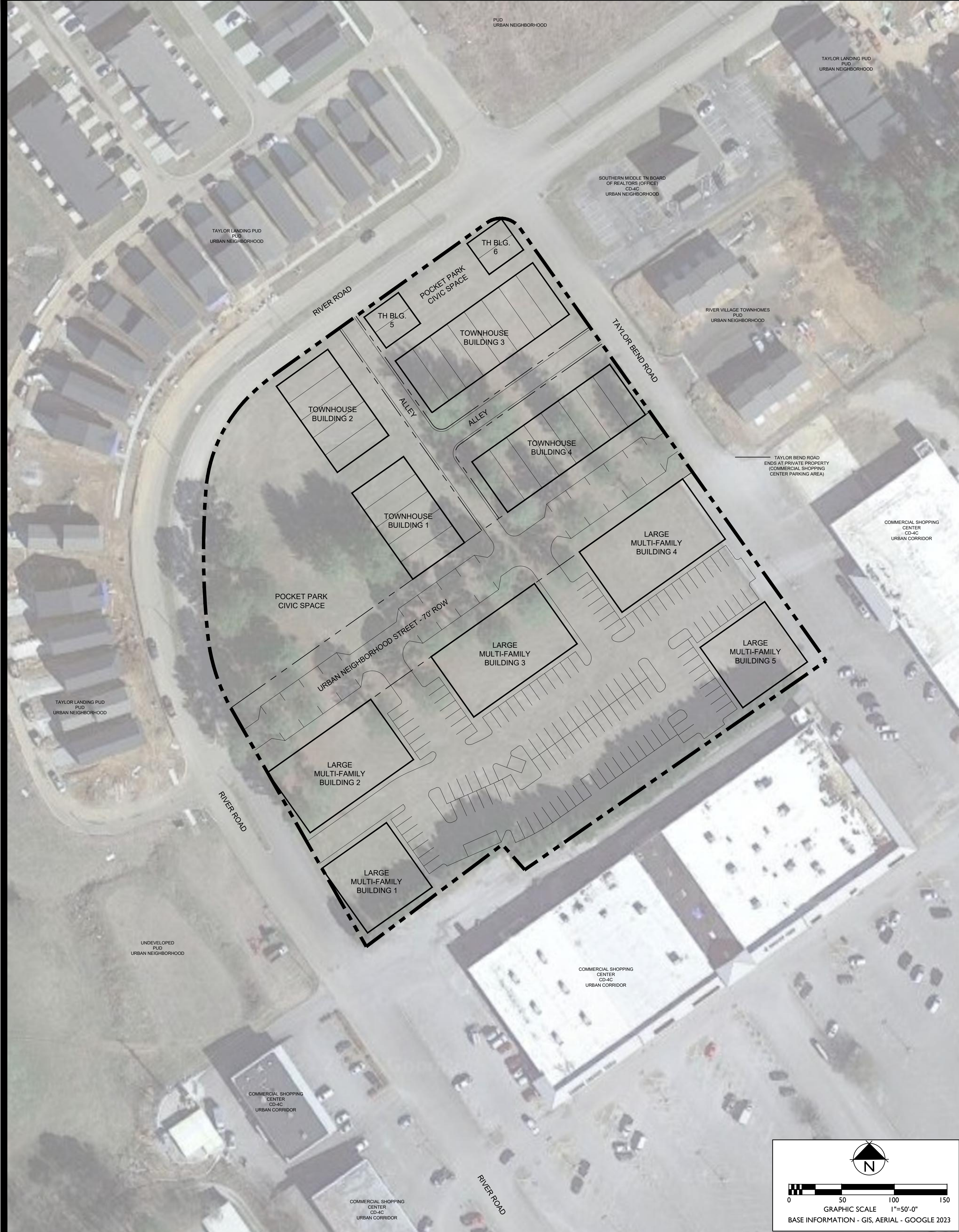
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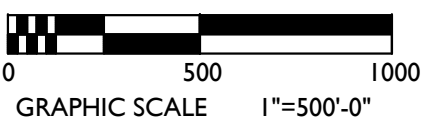
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

place to support the zoning change.

- *Maury County Schools noted that the likely attendance districts for the property are Riverside Elementary School, Cox Middle School, and Columbia Central High School. Each of these schools are currently below 83% of their capacity.*
- *Public Works noted that the property will be served by dumpsters and/or private sanitation services.*
- *At the time of the technical review, the project's water availability letter was set to expire on June 3rd. The applicant has obtained an updated letter from CPWS's consultant which confirms capacity to serve the site at the density depicted in the concept plan.*



LOCATION MAP - ZONING MAP



PROJECT INFORMATION:

PARCEL: MAP 90 PARCEL 7.08
ADDRESS: RIVER ROAD
AREA: +/-5.88 AC

APPLICANT/LANDSCAPE ARCHITECT:
GREG GAMBLE OR KELI FRYMIRE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com
keli@gdc-tn.com

DEVELOPER:
CLIFF SMITH
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
615.477.3186



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

RIVER ROAD PARCEL
REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN
Columbia, Tennessee

LEGAL DESCRIPTION OF PROPERTY:

DAVID TAYLOR PROPERTY
PROPERTY MAP 090, PARCEL 007.08
RIVER ROAD / GANDER CROSSING
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

23-0080

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

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Containing approximately 5.88 acres, as calculated by information contained in the above-referenced plats of record. No field work has been performed by Ragan-Smith-Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

Being a portion of the same property conveyed to David Charles Taylor from David Charles Taylor, Patricia Lee Taylor Clayborne, Glenda Kaye Taylor Marshall and Julie Ann Taylor Thompson by Quitclaim Deed of record in Book 1389, page 58, Register's Office for Maury County, Tennessee.

REZONING REQUEST:

EXISTING ZONING: PUD-MU
FUTURE LAND USE: URBAN NEIGHBORHOOD
REQUESTED ZONING: CD-5

SKETCH PLAN REQUEST THE FOLLOWING USES, COMPLIANT WITH CD-5 ZONING: TOWN HOMES AND MULTI-FAMILY RESIDENTIAL. FINAL SITE PLAN LAYOUT TO BE REFINED WITH CITY OF COLUMBIA STAFF.

URBAN NEIGHBORHOOD: THE URBAN NEIGHBORHOOD CHARACTER AREA IS APPROPRIATE FOR LOW, MEDIUM AND HIGH DENSITY RESIDENTIAL INTERMIXED WITH COMPATIBLE CIVIC USES. GREEN SPACES LOCATED IN POCKET/COMMUNITY PARKS AND PEDESTRIAN CONNECTIONS ARE ALSO CHARACTERISTICS OF THIS LAND USE CATEGORY.

THE CONCEPT PLAN DEMONSTRATES A RESIDENTIAL NEIGHBORHOOD CONSISTING OF MULTI-FAMILY BUILDINGS ADJACENT TO EXISTING COMMERCIAL USES AND TOWN HOMES ADJACENT TO EXISTING TOWN HOMES AND SINGLE-FAMILY HOMES. THE PLAN INCORPORATES CIVIC SPACE/POCKET PARKS, PROVIDES A MIX OF ON-STREET PARKING AND PARKING AREAS IN THE 3RD LAYER (BEHIND) THE BUILDINGS. SIDEWALKS THROUGH OUT THE NEIGHBORHOOD WOULD CONNECT PEDESTRIANS WITHIN THE SITE AND TO THE LARGER AREA AND CITY PARK TO THE SOUTH AT CARTER STREET AND RIVERSIDE DRIVE.

THE EXISTING ZONING FOR THIS PARCEL IS PUD. THE PUD IS NOW EXPIRED AND A PORTION OF THE PREVIOUS PUD HAS BEEN INCORPORATED INTO A NEW PUD, WHICH IS UNDER CONSTRUCTION. AS THE INTENT OF THIS DEVELOPMENT IS A CENTRALLY LOCATED, RESIDENTIAL INFILL DEVELOPMENT, THE APPLICANT SEEKS TO REZONE THE PROPERTY TO A ZONING DISTRICT CONSISTENT WITH THE URBAN NEIGHBORHOOD LAND USE DISTRICT: CD-5 ZONING. THIS DISTRICT ALLOWS AN URBAN FORMED TRANSITION FROM THE COMMERCIAL CORRIDOR ALONG NASHVILLE HWY TO THE TOWN HOME AND SMALL-LOT SINGLE FAMILY DEVELOPMENT TO THE NORTH. THE DENSITY TRANSITIONS ACROSS THE SITE AND FOCUSES THE PARKING AND SERVICE AREAS OF THIS DEVELOPMENT TOWARDS THE SERVICE AREAS OF THE ADJACENT COMMERCIAL DEVELOPMENT.

ROADWAYS: THE FRONTAGE OF THE PROPERTY IS ON RIVER ROAD (MAJOR LOCAL) AND TAYLOR BEND ROAD (MAJOR LOCAL), WHICH TERMINATES INTO THE PARKING LOT OF THE ADJACENT COMMERCIAL PROPERTY.

HISTORY: THIS PARCEL WAS ORIGINALLY PART OF THE WATERS EDGE AT TAYLOR BEND PUD, APPROVED UNDER ORDINANCE 3619 IN 2005. THIS DEVELOPMENT WAS A MIXED-USE PUD, WHICH INCLUDED MULTI-FAMILY RESIDENTIAL. WHILE THE OLDER PLAN IS DIFFICULT TO READ, THIS PARCEL APPEARS TO HAVE THREE LARGE-SCALE MULTI-FAMILY RESIDENTIAL BUILDINGS. BASED ON THE BUILDING FOOTPRINTS, THIS LIKELY YIELDED BETWEEN 150-176 UNITS WITH A THREE STORY BUILDING OR 98-117 UNITS WITH A TWO STORY BUILDING.

SKETCH PLAN CD-5 DESIGN CRITERIA:

GROSS SITE AREA: +/-5.88 AC
GROSS DENSITY: 21.4 DUA
TOTAL UNITS: 126 UNITS
30 TOWN HOME
96 MULTI-FAMILY UNITS (12 TO 24 UNITS PER BUILDING)

PROVIDED CIVIC SPACE: 0.92 AC (15.6% GROSS AREA)
CIVIC SPACE REQUIREMENT: 5% TO 20% OF GROSS SITE
*20% OF UNITS ALLOWED TO FRONT OPEN SPACE/PEDESTRIAN PATH
IMPERVIOUS SURFACE COVERAGE: 100% MAX.

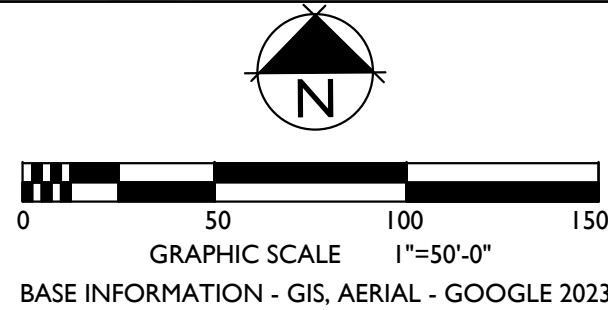
CONCEPT PLAN LOT DIMENSIONS:

TYPICAL TOWN HOME LOT

UNIT WIDTH: 20'
UNIT DEPTH: 60'
FRONT SETBACK: 0-15'
SIDE SETBACK: 0-24'
REAR SETBACK: NOT REGULATED
MAXIMUM BUILDING WIDTH: 8 ATTACHED UNITS MAX.
PARKING PROVIDED IN GARAGE (THIRD LAYER),
IN DRIVEWAY (THIRD LAYER), OR
ON STREET.

MULTI-FAMILY BUILDING

FRONT SETBACK: 0-15'
SIDE SETBACK: 0-24'
REAR SETBACK: NOT REGULATED
MAXIMUM BUILDING WIDTH: 120'
MAXIMUM UNITS PER BUILDING: 24
PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER),
OR ON STREET



Date: April 17, 2023
Revision Date
A MAY 22, 2023
△
△

REZONING
REQUEST

SHEET

L1.0

July 13, 2023 - 5:30 PM

REGULAR MEETING

CALL TO ORDER/ROLL CALL

Mayor Molder spoke highly of our Police Department and asked Police Chief Jeremy Alsup to give an update on the flyers that were distributed to the African American Churches in our area. Chief Alsup advised two individuals have been arrested and charged with civil rights intimidation.

Mayor Chaz Molder called the meeting to order, pursuant to proper public notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Ed. D., Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez.

INVOCATION BY JOHN THOMAS OF SOUTH GATE CHURCH OF CHRIST

John Thomas of South Gate Church of Christ offered the invocation.

PLEDGE OF ALLEGIANCE

Council Member Wiles led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Greene moved to approve the agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

ORGANIZATIONAL BUSINESS

Item 6.1. - **APPROVE THE MINUTES OF THE JUNE 8, 2023 CITY COUNCIL REGULAR MEETING**

Council Member Greene moved to approve the June 8, 2023 City Council Regular Meeting Minutes. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 6.2. - **APPROVE THE MAYOR'S REAPPOINTMENT OF SHAUNA POUNDERS TO THE BOARD OF PUBLIC UTILITIES FOR A FOUR-YEAR TERM EXPIRING ON JULY 1, 2027**

Council Member Marshall moved to approve the reappointment of Shauna Pounders to the Board of Public Utilities for a four-year term expiring on July 1, 2027. Council Member Greene seconded the motion.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

July 14, 2022 - 5:30 PM

All Council Members present voted aye.

CONSENT AGENDA

Council Member Greene moved to approve consent agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye and the following items were approved:

Item 7.1. - **APPROVE DISBURSEMENTS FOR THE MONTH OF MAY 2023 IN THE AMOUNT OF \$4,424,444.42**

Item 7.2. - **APPROVE AND AUTHORIZE THE DISPOSAL OF SURPLUS EQUIPMENT**

Item 7.3. - **APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE THE ENERGY EQUIPMENT INSTALLATION CONTRACT WITH PATH COMPANY LLC IN THE AMOUNT OF \$824,697 FOR CITY HALL HVAC AND ENERGY SAVINGS UPGRADES**

Item 7.4. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MORRIS VISITOR PUBLICATIONS IN THE AMOUNT OF \$6,500 FOR ADVERTISING IN THE 2024 NASHVILLE 'WHERE' GUESTBOOK**

Item 7.5. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JOURNAL COMMUNICATIONS IN THE AMOUNT OF \$9,950 FOR ADVERTISING IN THE 2024 NASHVILLE VISITOR GUIDE.**

Item 7.6. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A WORKORDER WITH SIMPLEVIEW IN THE AMOUNT OF \$3,500 FOR THE "QUICKVIEW" FEATURE TO BE ADDED ON THE VISIT COLUMBIA WEBSITE**

Item 7.7. - **APPROVE THE PURCHASE OF A 2023 FORD F550 BUCKET TRUCK IN THE AMOUNT OF \$198,018 USING SOURCEWELL CONTRACT**

Item 7.8. - **APPROVE THE PURCHASE OF A FLUSHING TRAILER AND PUSH CAMERA IN THE AMOUNT OF \$121,458 USING SOURCEWELL CONTRACT**

Item 7.9. - **APPROVE SOLE SOURCE PURCHASE OF FOUR (4) EIGHT-PHASE TRAFFIC CABINETS IN THE AMOUNT OF \$74,924 FROM TEMPLE, INC.**

Item 7.10. - **APPROVE THE SOLE SOURCE PURCHASE OF SOFTWARE, LICENSE**

July 14, 2022 - 5:30 PM

AND SERVICE PLAN FOR COMPUTERIZED TRAFFIC CONTROLLERS IN THE AMOUNT OF \$99,750 FROM TEMPLE, INC.

Item 7.11. - APPROVE THE SOLE SOURCE PURCHASE OF LINUX CPU BOARDS IN THE AMOUNT OF \$55,570 FROM TEMPLE, INC.

Item 7.12. - APPROVE THE PURCHASE OF A SNOW PLOW AND SALT SPREADER ASSEMBLY IN THE AMOUNT OF \$63,773 USING SOURCEWELL CONTRACT

Item 7.13. - APPROVE CHANGE ORDER NO. 4 TO THE CONTRACT WITH SESSIONS PAVING COMPANY FOR THE CONSTRUCTION OF THE WEST 7TH MULTI-MODAL STREETScape PROJECT, WHICH ADDS 61 DAYS TO THE CONTRACT TIME - WARDS 2 AND 3

Item 7.14. - APPROVE THE CHANGE ORDER NO. 5 TO THE CONTRACT WITH SESSIONS PAVING COMPANY TO BALANCE OUT ALL REMAINING ITEM QUANTITIES AND REDUCE TOTAL CONTRACT AMOUNT BY \$555,599.46 - WARDS 2 AND 3

Item 7.15. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN (CORRECTED) AMENDMENT NO. 2 TO THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) CONTRACT FOR IMPROVEMENTS AT AND AROUND THE INTERSECTION OF SR-6 (NASHVILLE HIGHWAY) AND SR-99 (BEAR CREEK PIKE) PIN 125912.00 - WARD 5

Item 7.16. - APPROVE A REIMBURSEMENT IN THE AMOUNT OF \$25,000 TO CHARLES RAINES AND JD EATHERLY FOR HONEY FARMS SUBDIVISION, PHASE 2, SECTIONS 3, 4, 5, 6 AND 7

Item 7.17. - APPROVE PAYMENT IN THE AMOUNT OF \$57,588 TO LOCAL GOVERNMENT CORPORATION FOR ANNUAL SOFTWARE SUPPORT AND MAINTENANCE FOR DATAQUEST AND NEXTGEN SOFTWARE, AND DOCUMENT MANAGEMENT

Item 7.18. - AWARD BID TO WAYPOINT FOR ARCTIC WOLF FIREWALL MONITORING AND SUPPORT SERVICES IN THE AMOUNT OF 55,156.65

Item 7.19. - APPROVE AN AUTOMATIC RENEWAL OF AGREEMENT WITH VECTOR TARGET SOLUTIONS FOR SOFTWARE RELATED TO ONLINE TRAINING AND RECORD STORAGE IN THE AMOUNT OF \$11,146.04

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Item 7.20. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND COLUMBIA YOUTH ATHLETIC ASSOCIATION FOR THEIR 2023 FOOTBALL SEASON - WARDS 4 AND 5

Item 7.21. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT FOR ENGINEERING SERVICES WITH JR WAUFORD ON THE NEW BEAR CREEK PIKE SEWAGE PUMPING STATION IN THE AMOUNT OF \$870,000

Item 7.22. - APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN ADMINISTRATIVE SERVICES AGREEMENT WITH THE SOUTH CENTRAL TENNESSEE DEVELOPMENT DISTRICT FOR PROJECT ADMINISTRATION RELATED TO THE 2022 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED \$25,000

Item 7.23. - APPROVE THE MAYOR TO EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH NEEL-SCHAFER IN THE AMOUNT OF \$219,899 FOR THE CDBG SIDEWALK IMPROVEMENT DESIGN

Item 7.24. - APPROVE ANNUAL RENEWAL OF PROPERTY INSURANCE WITH THE TML PUBLIC ENTITY PARTNERS IN THE AMOUNT OF \$197,344

Item 7.25. - APPROVE THE ANNUAL RENEWAL OF WORKERS' COMPENSATION INSURANCE WITH THE TML PUBLIC ENTITY PARTNERS IN THE AMOUNT OF \$135,006

Item 7.26. - APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT FOR GRANT ADMINISTRATION SERVICES WITH THE SOUTH CENTRAL TENNESSEE DEVELOPMENT DISTRICT IN THE AMOUNT OF \$65,000 FOR PROJECT ADMINISTRATION RELATED TO THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WATER INFRASTRUCTURE INVESTMENT PROGRAM

Item 7.27. - APPROVE AND AUTHORIZE THE MAYOR TO SIGN CHANGE ORDER A. TO THE CONTRACT WITH SABRE INDUSTRIES IN THE AMOUNT OF \$4,837 FOR THE CONSTRUCTION OF ONE 195 FOOT RADIO TOWER

ADMINISTRATION

RESOLUTIONS

Item 9.1. - RESOLUTION NO. 23-44 - A RESOLUTION TO ACCEPT THE STREETS

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AND DRAINAGE IMPROVEMENTS IN HONEY FARM SUBDIVISION, PHASE 2, SECTIONS 3, 4, 5, 6 AND 7, FOR OWNERSHIP AND MAINTENANCE

Council Member Coleman moved to approve Resolution No. 23-44. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.2. - RESOLUTION NO. 23-45 - A RESOLUTION ADOPTING "COLUMBIA 2023-2028" AS THE ANNUAL STRATEGIC PLAN FOR THE CITY OF COLUMBIA

Council Member Greene moved to approve Resolution No. 23-45. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.3. - RESOLUTION NO. 23-46 - A RESOLUTION TO RATIFY THE AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE 2024 ABC (ARTS BUILD COMMUNITIES) GRANT THROUGH THE TENNESSEE ARTS COMMISSION, ACCEPT THE 1:1 MATCHING GRANT AWARD FOR UP TO \$10,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

Council Member Greene moved to approve Resolution No. 23-46. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.4. - RESOLUTION NO. 23-47 - A RESOLUTION TO RATIFY THE AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE BLOOMBERG ASPHALT ART GRANT; IF AWARDED, ACCEPT THE GRANT AWARD FOR UP TO \$25,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

Council Member Greene moved to approve Resolution No. 23-47. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.5. - RESOLUTION NO. 23-48 - TAX CORRECTIONS

Council Member Greene moved to approve Resolution No. 23-48. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.6. - RESOLUTION NO. 23-49 - A RESOLUTION ACCEPTING THE DONATION OF (1) ONE USED PROPANE TANK DONATED BY HOLSTON GASES & AR PIPING TO BE UTILIZED BY COLUMBIA FIRE & RESCUE

Council Member Marshall moved to approve Resolution No. 23-49. Council Member Greene seconded the motion.

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All Council Members present voted aye.

ORDINANCES

Item 10.1. - 2ND CONSIDERATION OF ORDINANCE NO. 4456 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING A PORTION OF TAX MAP 112 PARCEL 9, LOCATED AT 6150 TROTWOOD AVENUE FROM CD-2 (RURAL CHARACTER DISTRICT) TO PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL) - WARD 1

City Manager Massey advised that Chief Cobb is attending a Fire Chief Summit in Florida tonight.

Eric Previti, Gabe Howard, Patti Hollingsworth, Connie Green, Pam Huffman, Randy Butler, and Douglas Champan all shared their reasons for their opposition to this project. Some of the concerns were traffic, safety, school capacities, and disrupting the rural character of the area.

Bruce Peden spoke about his concern with Yeatman Lane.

Brandon Baxter, Jay Easter and Andrew Ethridge spoke about the various aspects with the project and the different things that will be done like stabilizing the shoulder on the property they own and the signalization in Mt. Pleasant during the first phase of this project.

After a lengthy discussion, Mayor Molder moved to approve Ordinance No. 4456 on second consideration. Council Member Coleman seconded the motion.

All Council Members present voted aye with the exception of Council Members Greene and Marhsall, who voted no. Motion passed.

Item 10.2. - 2ND CONSIDERATION OF ORDINANCE NO. 4457 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE TO ZONE PROPERTY BEING ANNEXED BY RESOLUTION NO. 23-29, LOCATED AT 6150 TROTWOOD AVENUE BEING A PORTION OF TAX MAP 112 PARCEL 9 TO PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) - WARD 1

Mayor Molder moved to approve Ordinance No. 4457 on second consideration.

Council Member Coleman seconded the motion. All members present voted aye with the exception of Council Members Greene and Marshall who voted no. The motion passed with a vote of 5-2.

Item 10.3. - 2ND CONSIDERATION OF ORDINANCE NO. 4458 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE TO ZONE PROPERTIES BEING ANNEXED BY RESOLUTION NO. 23-29, LOCATED AT TAX MAP 112 PARCELS 2.03 AND 10.01, OFF TROTWOOD AVENUE AND OLD ZION ROAD TO PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) - WARD 1

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

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Mayor Molder moved to approve Ordinance No. 4458 on second consideration.
Council Member Coleman seconded the motion.
All members present voted aye with the exception of Council Members Greene and Marshall who voted no. The motion Passed with a vote of 5-2.

Item 10.4. - 2ND CONSIDERATION ON ORDINANCE NO. 4460 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE TO ZONE PROPERTY BEING ANNEXED BY RESOLUTION NO. 23-29, LOCATED OFF OLD ZION ROAD, BEING A PORTION OF TAX MAP 112 PARCEL 10.07 TO PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) - WARD 1

Mayor Molder moved to approve Ordinance No. 4460 on second consideration.
Council Member Coleman seconded the motion.
All members present voted aye with the exception of Council Members Greene and Marshall who voted no. The motion Passed with a vote of 5-2.

Item 10.5. - 2ND CONSIDERATION OF ORDINANCE NO. 4461 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY APPROVING THE OLD ZION ROAD PUD PRELIMINARY MASTER PLAN LOCATED OFF TROTWOOD AVENUE AT TAX MAP 112 PARCELS 2.03, 9, 10.01, AND 10.07 - WARD 1

Mayor Molder moved to approve Ordinance No. 4461 on second consideration with the following terms: no connection to Yeatman Lane, the turn lane and signalization at Champions Way at Ridley Park be installed during Phase 1 prior to any issuance of a CO, redressing of the shoulder for the property the developer owns, signalization of Polk Lane during Phase 1 prior to the first CO and subject to any and all traffic impact study requirements being implemented, including a traffic study every 12 months during construction. Council Member Hardison seconded the motion.

All Council Members present voted aye.

Item 10.6. - 2ND CONSIDERATION OF ORDINANCE NO. 4469 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND DELETING TITLE 12, CHAPTER 1, SECTION 12-102, PERTAINING TO THE BUILDING CODE AND ADOPTING NEW SECTION 12-102

Council Member Coleman moved to approve Ordinance No. 4469 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.7. - 2ND CONSIDERATION OF ORDINANCE NO. 4470 - AN ORDINANCE TO AMEND THE CITY OF COLUMBIA PURCHASING MANUAL AS ADOPTED BY ORDINANCE NO. 4209 BY ADDING A NEW SECTION 3.15 ON CONSTRUCTION MANAGEMENT SERVICES AND BY CHANGING THE BID AMOUNT FROM \$25,000 TO \$50,000 AND THE PURCHASE ORDER AMOUNT FROM \$4,000 TO \$8,000 AT

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ALL PLACES WHERE IT IS REFERENCED IN THE PURCHASING MANUAL

Council Member Marshall moved to approve Ordinance No. 4470 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.8. - 1ST CONSIDERATION OF ORDINANCE NO. 4471 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) AND ESTABLISH THE DATE OF AUGUST 10, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5

Nelson Crowe advised this request is to correct an error/mislabeling from when the new zoning code was completed.

Council Member Coleman moved to approve Ordinance No. 4471 on first consideration and establish the date of August 10, 2023 as the date of Public Hearing. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.9. - 1ST CONSIDERATION OF ORDINANCE NO. 4472 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) AND ESTABLISH AUGUST 10, 2023 AS THE DATE OF PUBLIC HEARING - WARD 3

Council Member Greene moved to approve Ordinance No. 4472 on first consideration and establish the date of August 10, 2023 as the date of Public Hearing. Council Member Marshall seconded the motion.

All members present voted aye with the exception of Vice Mayor McBroom who abstained. The motion passed.

OTHER BUSINESS

Mayor thanked Development Services and City Engineer for their work on this projects. Police department worked with ds. proud of city staff in a whole. thanks to all represented for their continued good work.

Item 11.1. - RESOLUTION NO. 23-29 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR PROPERTIES AND PORTIONS OF PROPERTIES AT TAX MAP 112 PARCELS 2.03, 9, 10.01, AND 10.07 LOCATED OFF TROTWOOD AVENUE INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 1

Mayor Molder moved to approve Resolution No. 23-29. Council Member Coleman seconded the motion.

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

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All members present voted aye with the exception of Council Members Greene and Marshall who voted no. The motion Passed with a vote of 5-2.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business Mayor Molder moved to adjourn the meeting. Council Member Coleman seconded the motion. All members present voted aye. The meeting adjourned at 06:53 PM.

UPCOMING EVENTS

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING JUNE 30, 2023

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	4,864,571.86	297,327.15	1,420,058.74	3,147,185.97
Sanitation Fund	364,985.84	19,067.18	71,479.63	274,439.03
Wastewater Fund	1,775,257.16	593,094.60	149,823.92	1,032,338.64
Street & Transportation Fund	65,100.00			65,100.00
State Street Aid	43,506.98			43,506.98
Drug Fund	3,885.35			3,885.35
Debt Service Fund				-
Capital Projects Fund	711,084.38			711,084.38
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	379,521.13	258,622.33		120,898.80
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board	10,110.00			10,110.00
	\$ 8,218,022.70	\$ 1,168,111.26	\$ 1,641,362.29	\$ 5,408,549.15

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 6/1/2023 - 6/30/2023**

GENERAL FUND

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132189	6/1/2023	Columbia Power & Water Systems	\$108.58
132190	6/1/2023	AT&T	\$1,421.17
132191	6/1/2023	Dell Marketing L P	\$7,553.97
132192	6/1/2023	Atmos Energy	\$67.17
132193	6/1/2023	Jeffrey Dillehay - Buck Sixx	\$300.00
132194	6/1/2023	Cintas Corporation #241	\$50.44
132195	6/1/2023	Colonial Life	\$6,443.40
132196	6/1/2023	Joe Foster	\$300.00
132197	6/1/2023	Freedom Hill Land Management	\$1,750.00
132198	6/1/2023	Southern Duplicating of Middle Tennessee	\$520.69
132199	6/1/2023	Main Street Media of TN	\$2,190.63
132200	6/1/2023	Harold David Holbrook	\$300.00
132201	6/8/2023	Ace Hardware	\$265.98
132202	6/8/2023	Columbia Power & Water Systems	\$14,283.74
132203	6/8/2023	Communications Services, Inc.	\$12,328.05
132204	6/8/2023	Roto-Rooter	\$666.60
132205	6/8/2023	Tn Dept Of Revenue	\$777.49
132206	6/8/2023	TN Dept Of Safety	\$80.75
132207	6/8/2023	Columbia Oil Company Inc	\$3,937.12
132208	6/8/2023	Neel-Schaffer	\$1,166.00
132209	6/8/2023	Lively Florist	\$114.75
132210	6/8/2023	Atlantic Pools & Spas	\$407.86
132211	6/8/2023	AT&T	\$68.27
132212	6/8/2023	Mike Dawson Electrical	\$688.00
132213	6/8/2023	Sunbelt Rentals Inc	\$373.15
132214	6/8/2023	Short Services Group dba Landscape Management Co	\$4,106.45
132215	6/8/2023	CMS Uniforms & Equipment	\$3,541.94
132216	6/8/2023	L Robert Grefseng	\$300.00
132217	6/8/2023	Break Time Services	\$101.00
132218	6/8/2023	State Of TN Attn: Lily White	\$494.00
132219	6/8/2023	State Of TN Dept Of Revenue	\$28.50
132220	6/8/2023	Wilson County Motors	\$29,056.00
132221	6/8/2023	Maury County Equipment	\$787.07
132222	6/8/2023	G & W Diesel Services, Inc.	\$1,330.69
132223	6/8/2023	Parman Energy Group LLC	\$328.37
132224	6/8/2023	UniFirst Corporation	\$1,754.77
132225	6/8/2023	Columbia Kubota LLC	\$58,895.38
132226	6/8/2023	J & M Supply Solutions	\$298.55
132227	6/8/2023	D & D Towing & Recovery	\$700.00
132228	6/8/2023	Tri Star Energy	\$18,124.11
132229	6/8/2023	CPWS - Broadband	\$275.00
132230	6/8/2023	Jennifer Grisham	\$28,333.00
132231	6/8/2023	The Hogan Company	\$207.50
132232	6/8/2023	JayBird Portable Restrooms LLC	\$85.00
132233	6/8/2023	Thad Jablonski	\$83.84
132234	6/8/2023	SRM Concrete	\$526.00
132235	6/8/2023	Volkert Inc	\$11,100.00
132236	6/8/2023	Eagle Machine	\$500.00
132237	6/8/2023	Chrysler Dodge Jeep Ram of Columbia	\$3,298.50
132238	6/8/2023	Combined Insurance, a Chubb Company	\$999.34
132239	6/8/2023	Cintas Corporation #241	\$1,160.27
132240	6/8/2023	US Travel Association	\$1,850.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
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GENERAL FUND

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132241	6/8/2023	Summit Uniforms	\$94.92
132242	6/8/2023	PM Environmental, Inc	\$9,630.10
132243	6/8/2023	Volunteer Paving LLC	\$172.48
132244	6/8/2023	Verizon Connect	\$371.05
132245	6/8/2023	Freedom Hill Land Management	\$7,986.43
132246	6/8/2023	Professional Turfgrass Services	\$3,900.00
132247	6/8/2023	Dominion Window Washing	\$40.00
132248	6/8/2023	Sports Unlimited Inc	\$7,116.00
132249	6/8/2023	City of Col Petty Cash	\$171.50
132250	6/8/2023	TRPA	\$1,705.00
132251	6/8/2023	American Pumping	\$550.00
132252	6/8/2023	Wells Fargo Financial Leasing, Inc	\$134.26
132253	6/8/2023	Mission Merch, LLC	\$3,357.00
132254	6/8/2023	Mid Tn Painting Pros	\$34,125.00
132255	6/8/2023	Tree Worx LLC	\$33,258.01
132256	6/8/2023	Columbia Kubota	\$689.58
132257	6/8/2023	Hoist & Crane Service Group	\$1,561.50
132258	6/8/2023	Maury County, TN	\$64,524.13
132259	6/8/2023	Lampley Concrete, Inc	\$3,800.00
132260	6/8/2023	Jill Nasraway	\$2,600.00
132261	6/8/2023	Sandra J McGuire	\$75.00
132262	6/8/2023	Stephen P Register	\$75.00
132263	6/8/2023	Cathey A Russell	\$75.00
132264	6/8/2023	Spring Hill Chamber of Commerce TN	\$50.00
132265	6/8/2023	Ted's Sporting Goods	\$799.96
132266	6/8/2023	Auto Trim Design	\$1,350.00
132267	6/8/2023	David's Lock & Key Inc	\$12.89
132268	6/8/2023	Dell Marketing L P	\$7,528.22
132269	6/8/2023	Joey Gideon	\$3,995.00
132270	6/8/2023	Office Warehouse LLC	\$319.00
132271	6/8/2023	CMS Uniforms & Equipment	\$415.74
132272	6/8/2023	Tri Star Energy	\$823.26
132273	6/8/2023	Softspace South	\$3,084.95
132274	6/8/2023	Leaf	\$643.00
132275	6/8/2023	Cintas Corporation #241	\$50.44
132276	6/8/2023	Waypoint Business Solutions	\$1,481.88
132277	6/8/2023	Ryan Homes	\$1,306.69
132278	6/8/2023	Waynes Pest Control	\$55.00
132279	6/8/2023	Shuttering Thru Life	\$600.00
132280	6/13/2023	Maury Co United Way	\$464.00
132281	6/13/2023	Tn Dept Of Commerce-Insurance	\$35.00
132282	6/13/2023	Atlantic Pools & Spas	\$70.97
132283	6/13/2023	Sunbelt Rentals Inc	\$169.49
132284	6/13/2023	Joey Norman	\$128.00
132285	6/13/2023	CMS Uniforms & Equipment	\$675.60
132286	6/13/2023	Best Cleaners	\$97.04
132287	6/13/2023	Impressions	\$607.68
132288	6/13/2023	Columbia Firefighter Assn	\$475.00
132289	6/13/2023	G & W Diesel Services, Inc.	\$740.00
132290	6/13/2023	UniFirst Corporation	\$897.08
132291	6/13/2023	J & M Supply Solutions	\$526.35
132292	6/13/2023	Ladd's	\$1,259.44

**CITY OF COLUMBIA
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GENERAL FUND

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132293	6/13/2023	Tri Star Energy	\$8,437.96
132294	6/13/2023	Cintas Corporation #241	\$51.93
132295	6/13/2023	Reach Technologies	\$703.50
132296	6/13/2023	Apparel Masters of Tennessee	\$901.25
132297	6/13/2023	Swift Repairs	\$12,093.05
132298	6/13/2023	Waynes Pest Control	\$465.00
132299	6/13/2023	Southeastern Shirt Corp.	\$1,629.34
132300	6/13/2023	Main Street Media of TN	\$1,925.00
132301	6/13/2023	Wells Fargo Financial Leasing, Inc	\$231.54
132302	6/13/2023	Burris, Thompson & Associates	\$1,980.00
132303	6/13/2023	Maury Regional Occupational Health	\$65.00
132304	6/13/2023	Tamarack Land Carters Station	\$465,000.00
132305	6/14/2023	Thad Jablonski	\$61.05
132306	6/14/2023	Eric Vandouglas McCandless	\$3,000.00
132307	6/16/2023	Columbia Power & Water Systems	\$8,858.86
132308	6/16/2023	Columbia Oil Company Inc	\$3,881.56
132309	6/16/2023	NexAir LLC	\$40.11
132310	6/16/2023	Doris Flowers & Gifts	\$500.00
132311	6/16/2023	Break Time Services	\$134.50
132312	6/16/2023	CPWS - Broadband	\$275.00
132313	6/16/2023	SRM Concrete	\$1,062.00
132314	6/16/2023	Certified Languages International	\$120.35
132315	6/16/2023	Cintas Corporation #241	\$51.93
132316	6/16/2023	Knighthorst Shredding, LLC	\$373.75
132317	6/16/2023	The Marbet Company	\$3,780.00
132318	6/16/2023	Jessee Hughes	\$26.00
132319	6/16/2023	Landen Barber	\$26.00
132320	6/16/2023	Freedom Hill Land Management	\$65.00
132321	6/16/2023	Bounce Imaging	\$395.00
132322	6/16/2023	Waynes Pest Control	\$55.00
132323	6/16/2023	Southeastern Shirt Corp.	\$1,210.88
132324	6/16/2023	Garrett Metal Detectors	\$5,500.00
132325	6/16/2023	Lee Ann Baker	\$75.00
132326	6/16/2023	Georgia Gray	\$75.00
132327	6/16/2023	Birdie L Hardison	\$75.00
132328	6/16/2023	Catherine G Runions	\$75.00
132329	6/16/2023	Barry Weaver	\$800.00
132330	6/22/2023	AFLAC-Amer Family Life Assurance Co	\$275.44
132331	6/22/2023	Atlantic Pools & Spas	\$2,785.90
132332	6/22/2023	Dell Marketing L P	\$5,859.26
132333	6/22/2023	Southeastern Sound Inc	\$285.00
132334	6/22/2023	Robert J Young Company LLC	\$193.79
132335	6/22/2023	Office Warehouse LLC	\$3,685.00
132336	6/22/2023	Short Services Group dba Landscape Management Co	\$4,106.45
132337	6/22/2023	CMS Uniforms & Equipment	\$1,710.00
132338	6/22/2023	Break Time Services	\$77.00
132339	6/22/2023	Best Cleaners	\$445.10
132340	6/22/2023	Best One Tire	\$9,441.14
132341	6/22/2023	Unum Life Insurance Co Of Amer	\$2,858.20
132342	6/22/2023	Gibson's Glass & Mirror	\$200.00
132343	6/22/2023	Maury County Equipment	\$1,832.42
132344	6/22/2023	Better Business Solutions	\$3,284.12

**CITY OF COLUMBIA
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132345	6/22/2023	Mutual Of Omaha	\$12,609.45
132346	6/22/2023	J. D. Eatherly	\$4,800.00
132347	6/22/2023	Ladd's	\$257.75
132348	6/22/2023	Tri Star Energy	\$792.27
132349	6/22/2023	Charles Raines	\$4,800.00
132350	6/22/2023	Atmos Energy	\$1,388.56
132351	6/22/2023	AT&T	\$145.15
132352	6/22/2023	Preventia Security	\$1,600.04
132353	6/22/2023	The Hogan Company	\$2,958.56
132354	6/22/2023	Daily Herald (Ads)	\$2,944.08
132355	6/22/2023	SRM Concrete	\$1,980.00
132356	6/22/2023	Volkert Inc	\$2,281.00
132357	6/22/2023	Choice Screening	\$185.00
132358	6/22/2023	State Systems, LLC	\$285.00
132359	6/22/2023	Johnson Controls	\$691.58
132360	6/22/2023	Chrysler Dodge Jeep Ram of Columbia	\$2,640.06
132361	6/22/2023	Cintas Corporation #241	\$855.36
132362	6/22/2023	Needle And Grain	\$755.00
132363	6/22/2023	Summit Uniforms	\$237.98
132364	6/22/2023	Waypoint Business Solutions	\$1,055.06
132365	6/22/2023	Verizon Wireless 01	\$130.92
132366	6/22/2023	Courier Printing Company	\$489.00
132367	6/22/2023	SDH Nashville LLC	\$10,000.00
132368	6/22/2023	Muletown Rec	\$9,859.15
132369	6/22/2023	Waynes Pest Control	\$40.00
132370	6/22/2023	Visual Media Co LLC	\$300.00
132371	6/22/2023	Southeastern Shirt Corp.	\$201.75
132372	6/22/2023	Lebanon Police Department	\$2,200.00
132373	6/22/2023	Main Street Media of TN	\$37.50
132374	6/22/2023	Atlantic Coast Fire Trucks, LLC	\$923.56
132375	6/22/2023	Maury Regional Occupational Health	\$424.00
132376	6/22/2023	Crane Fitness Equipment	\$3,700.00
132377	6/22/2023	Drew Takes a Photo	\$30.00
132378	6/22/2023	Alert 360	\$219.00
132379	6/22/2023	Kingdom Homes	\$647.58
132380	6/22/2023	Adrian Tellez	\$30.00
132381	6/22/2023	Columbia Power & Water Systems	\$18,536.71
132382	6/22/2023	Mail Call	\$2,028.13
132383	6/22/2023	Telecom Tower Group LLC	\$298.52
132384	6/22/2023	Waypoint Business Solutions	\$506.25
132385	6/22/2023	Verizon Wireless 03	\$41.77
132386	6/22/2023	Verizon Wireless 09	\$46.77
132387	6/22/2023	Triune Trailers	\$7,899.00
132388	6/22/2023	Door Engineering and Manufacturing, LLC	\$2,511.84
132389	6/23/2023	Jane Knox Polk	\$1,200.00
132390	6/23/2023	The Floor Store & Design Expo, LLC	\$1,527.40
132391	6/27/2023	Ace Hardware	\$13.42
132392	6/27/2023	City Of Col Employees Retirement	\$190,216.78
132393	6/27/2023	Maury Co Government	\$14,607.26
132394	6/27/2023	United Farm & Home Cooperative	\$2,179.95
132395	6/27/2023	Maury Co United Way	\$464.00
132396	6/27/2023	NAFECO Inc	\$12,365.00

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132397	6/27/2023	Atlantic Pools & Spas	\$129.99
132398	6/27/2023	David's Lock & Key Inc	\$29.20
132399	6/27/2023	Sunbelt Rentals Inc	\$204.66
132400	6/27/2023	Maury County Chamber &	\$27,730.85
132401	6/27/2023	FleetPride	\$1,116.93
132402	6/27/2023	Break Time Services	\$28.00
132403	6/27/2023	Columbia Firefighter Assn	\$475.00
132404	6/27/2023	Kimley-Horn & Associates, Inc	\$1,296.00
132405	6/27/2023	Public Entity Partners	\$4,321.78
132406	6/27/2023	J & M Supply Solutions	\$298.65
132407	6/27/2023	City Of Col Tn Retirement	\$24,910.02
132408	6/27/2023	D & D Towing & Recovery	\$175.00
132409	6/27/2023	United Rentals	\$762.23
132410	6/27/2023	Atmos Energy	\$171.83
132411	6/27/2023	Thad Jablonski	\$63.62
132412	6/27/2023	SRM Concrete	\$2,438.00
132413	6/27/2023	United Waste Haulers Of TN LLC	\$130.00
132414	6/27/2023	Cintas Corporation #241	\$220.19
132415	6/27/2023	Tristar Bank	\$6,364.70
132416	6/27/2023	Firstnet Services Provided By AT&T Mobility	\$1,300.34
132417	6/27/2023	The Marbet Company	\$6,270.00
132418	6/27/2023	Game Time Sports Fields LLC	\$2,000.00
132419	6/27/2023	SiteOne Landscape Supply LLC	\$738.24
132420	6/27/2023	Fence Company LLC (The)	\$3,920.00
132421	6/27/2023	Freedom Hill Land Management	\$65.00
132422	6/27/2023	T-Mobile	\$292.18
132423	6/27/2023	Southeastern Shirt Corp.	\$29.05
132424	6/27/2023	TACP	\$400.00
132425	6/27/2023	Maury Regional Occupational Health	\$270.00
132426	6/27/2023	Alternate Force - Clawa Enterprise Inc	\$8,350.00
132427	6/27/2023	Midwest Storage Containers	\$6,190.00
132428	6/27/2023	Dorothy Gatto-Forbes	\$75.00
132429	6/27/2023	Alaina Stanfill	\$125.00
132430	6/28/2023	Columbia Power & Water Systems	\$8,861.63
132431	6/28/2023	Rippey Auto Parts Co Inc	\$84.00
132432	6/28/2023	Duck River Electric	\$69.84
132433	6/28/2023	Red Bud Supply Inc	\$1,717.12
132434	6/28/2023	Kustom Signals Inc	\$5,930.00
132435	6/28/2023	J & M Supply Solutions	\$2,153.65
132436	6/28/2023	Atmos Energy	\$52.85
132437	6/28/2023	Cintas Corporation #241	\$367.27
132438	6/28/2023	Colonial Life	\$6,386.32
132439	6/28/2023	Volunteer Paving LLC	\$190.96
132440	6/28/2023	Freedom Hill Land Management	\$1,130.00
132441	6/28/2023	Visual Media Co LLC	\$300.00
132442	6/28/2023	Spectrum Enterprise	\$1,205.45
132443	6/28/2023	Accurate Law Enforcement	\$784.96
132444	6/29/2023	Ace Hardware	\$29.99
132445	6/29/2023	City Of Col Employees Retireme	\$524,950.77
132446	6/29/2023	Columbia Power & Water Systems	\$118.52
132447	6/29/2023	United Farm & Home Cooperative	\$39.99
132448	6/29/2023	Rippey Auto Parts Co Inc	\$72.00

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132449	6/29/2023	Dell Marketing L P	\$839.33
132450	6/29/2023	Sunbelt Rentals Inc	\$1,895.89
132451	6/29/2023	Joey Norman	\$195.20
132452	6/29/2023	CMS Uniforms & Equipment	\$13.30
132453	6/29/2023	Parman Energy Group LLC	\$1,209.90
132454	6/29/2023	Better Business Solutions	\$867.50
132455	6/29/2023	Uline	\$3,010.11
132456	6/29/2023	Atmos Energy	\$47.48
132457	6/29/2023	State Systems, LLC	\$94.00
132458	6/29/2023	Cintas Corporation #241	\$647.47
132459	6/29/2023	Waypoint Business Solutions	\$13,819.17
132460	6/29/2023	Fuze, Inc	\$1,819.73
132461	6/29/2023	Southern Duplicating of Middle Tennessee	\$698.86
132462	6/29/2023	Main Street Media of TN	\$840.63
132463	6/29/2023	Commercial Site Furnishings	\$6,035.30
132464	6/29/2023	Maury Regional Occupational Health	\$1,530.00
132465	6/29/2023	Tyler Technologies, Inc	\$119,133.00
132466	6/30/2023	Communications Services, Inc.	\$447.87
132467	6/30/2023	Dell Marketing L P	\$268.00
132468	6/30/2023	FleetPride	\$870.43
132469	6/30/2023	Ascap	\$15.00
132470	6/30/2023	Atmos Energy	\$46.73
132471	6/30/2023	Cintas Corporation #241	\$51.93
132472	6/30/2023	Waypoint Business Solutions	\$506.25
132473	6/30/2023	Maury Regional Occupational Health	\$1,496.00
132474	6/30/2023	Tree Worx LLC	\$9,320.00
132499	6/30/2023	Ace Hardware	\$5.97
132500	6/30/2023	Columbia Power & Water Systems	\$14,938.67
132501	6/30/2023	Columbia Oil Company Inc	\$27.80
132502	6/30/2023	AT&T	\$1,420.96
132503	6/30/2023	David's Lock & Key Inc	\$8,045.00
132504	6/30/2023	Public Entity Partners	\$25,642.00
132505	6/30/2023	Dell Marketing L P	\$7,303.89
132506	6/30/2023	Robert J Young Company LLC	\$18.03
132507	6/30/2023	Break Time Services	\$120.25
132508	6/30/2023	Vulcan Materials Co	\$220.65
132509	6/30/2023	Parman Energy Group LLC	\$384.81
132510	6/30/2023	CPWS - Broadband	\$275.00
132511	6/30/2023	The Hogan Company	\$2,340.00
132512	6/30/2023	EVS Mid South Emergency Equip	\$8,007.13
132513	6/30/2023	Ford Of Murfreesboro	\$375,848.00
132514	6/30/2023	JayBird Portable Restrooms LLC	\$85.00
132515	6/30/2023	SRM Concrete	\$2,949.17
132516	6/30/2023	Chrysler Dodge Jeep Ram of Columbia	\$7,070.00
132517	6/30/2023	Greater Nashville Rgnl Council	\$16,673.20
132518	6/30/2023	Waypoint Business Solutions	\$450.00
132519	6/30/2023	Davis Tree Service	\$1,500.00
132520	6/30/2023	Volunteer Paving LLC	\$191.84
132521	6/30/2023	Freedom Hill Land Management	\$13,324.58
132522	6/30/2023	Main Street Media of TN	\$1,031.25
132523	6/30/2023	Wells Fargo Financial Leasing, Inc	\$134.25
132524	6/30/2023	Noe Aquilar	\$6,982.91

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132525	6/30/2023	Columbia Kubota	\$19,122.34
132526	6/30/2023	Columbia Collision	\$16,068.70
132537	6/30/2023	Ace Hardware	\$23.98
132538	6/30/2023	Columbia Power & Water Systems	\$3,166.85
132539	6/30/2023	Columbia Oil Company Inc	\$4,595.53
132540	6/30/2023	Stoltz Printing Co	\$457.50
132541	6/30/2023	Maury Co Animal Shelter	\$50,000.00
132542	6/30/2023	Atlantic Pools & Spas	\$8.99
132543	6/30/2023	AT&T	\$68.12
132544	6/30/2023	Federal Express	\$28.07
132545	6/30/2023	Dell Marketing L P	\$207.00
132546	6/30/2023	NexAir LLC	\$39.17
132547	6/30/2023	Sunbelt Rentals Inc	\$320.16
132548	6/30/2023	Gulf States Distributors Inc	\$8,217.50
132549	6/30/2023	Tri Star Energy	\$9,535.75
132550	6/30/2023	Rains Electric Co., Inc.	\$5,012.24
132551	6/30/2023	Choice Screening	\$211.00
132552	6/30/2023	Combined Insurance, a Chubb Company	\$999.34
132553	6/30/2023	Cintas Corporation #241	\$416.17
132554	6/30/2023	Tennessee Farmers Mutual	\$622.59
132555	6/30/2023	PM Environmental, Inc	\$7,685.00
132556	6/30/2023	Verizon Connect	\$322.15
132557	6/30/2023	Columbia Kubota	\$14,016.49
132587	6/30/2023	First Farmers & Merchants Bank	\$405.65
132588	6/30/2023	Neel-Schaffer	\$2,400.00
132589	6/30/2023	Public Entity Partners	\$31,398.84
132590	6/30/2023	Mail Call	\$2,531.60
132591	6/30/2023	Wright Paving Contractors, Inc	\$83.00
132592	6/30/2023	Tri Star Energy	\$16,700.93
132593	6/30/2023	AT&T	\$146.44
132594	6/30/2023	Daily Herald (Ads)	\$899.73
132595	6/30/2023	Leaf	\$643.00
132596	6/30/2023	Certified Languages International	\$285.65
132597	6/30/2023	Freedom Hill Land Management	\$325.00
132598	6/30/2023	Safeware Inc	\$9,250.00
132599	6/30/2023	Kelli Johnson	\$93.01
132600	6/30/2023	Maury Regional Occupational Health	\$4,346.00
132601	6/30/2023	Sabre Industries, Inc	\$73,328.00
132635	6/30/2023	Columbia Oil Company Inc	\$3,010.82
132636	6/30/2023	Turner & Osborne Tire Co	\$85.00
132637	6/30/2023	Federal Express	\$70.95
132638	6/30/2023	Maury Alliance Tourism Committ	\$80.00
132639	6/30/2023	CMS Uniforms & Equipment	\$112.95
132640	6/30/2023	Royal Flush Portables	\$285.00
132641	6/30/2023	Best Cleaners	\$564.94
132642	6/30/2023	State Systems, LLC	\$667.50
132643	6/30/2023	Chrysler Dodge Jeep Ram of Columbia	\$2,628.00
132644	6/30/2023	Maury Regional Medical Center	\$1,783.79
132645	6/30/2023	Tristar Bank	\$6,364.70
132646	6/30/2023	Liquidity Services Operations LLC	\$1,077.20

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132647	6/30/2023	Freedom Hill Land Management	\$130.00
132648	6/30/2023	Sabre Industries, Inc	\$59,318.00

Total Purchase Cards:	\$	153,900.14
Total Payroll Transfers:	\$	1,420,058.74
Total Misc. Transfers:	\$	297,327.15
Total Checks: 364	\$	<u>2,993,285.83</u>
Total:	\$	4,864,571.86

STATE STREET AID

8007	6/8/2023	Columbia Power & Water Systems	\$11,197.31
8008	6/8/2023	Duck River Electric	\$88.74
8009	6/22/2023	Columbia Power & Water Systems	\$9.77
8010	6/22/2023	Firstnet Services Provided By AT&T Mobility	\$419.72
8011	6/28/2023	Columbia Power & Water Systems	\$66.65
8012	6/28/2023	Temple Inc	\$327.00
8013	6/28/2023	G & C Supply Co Inc	\$967.60
8014	6/30/2023	Columbia Power & Water Systems	\$11,060.00
8015	6/30/2023	Duck River Electric	\$105.12
8016	6/30/2023	Temple Inc	\$2,525.00
8017	6/30/2023	3M Company	\$1,170.00
8018	6/30/2023	Short Services Group dba Landscape Management Co	\$4,106.45
8019	6/30/2023	KK&M Inc.	\$1,300.00
8020	6/30/2023	Cutting Edge Lawn and Landscapes	\$2,600.00
8022	6/30/2023	Cutting Edge Lawn and Landscapes	\$1,300.00
8025	6/30/2023	Columbia Power & Water Systems	\$2,427.62
8026	6/30/2023	Temple Inc	\$3,836.00

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks: 17	\$	<u>43,506.98</u>
Total:	\$	43,506.98

SANITATION

21995	6/1/2023	Atmos Energy	\$67.16
21996	6/1/2023	Colonial Life	\$635.08
21997	6/8/2023	Columbia Power & Water Systems	\$1,116.91
21998	6/8/2023	Columbia Oil Company Inc	\$5,439.49
21999	6/8/2023	Lively Florist	\$72.85
22000	6/8/2023	Mike Dawson Electrical	\$796.00
22001	6/8/2023	UniFirst Corporation	\$1,228.57
22002	6/8/2023	United Waste Haulers Of TN LLC	\$10,725.84
22003	6/8/2023	Combined Insurance, a Chubb Company	\$106.04
22004	6/8/2023	Cintas Corporation #241	\$625.57
22005	6/8/2023	Marshall County Solid Waste and Recycling	\$2,943.85
22006	6/8/2023	Wells Fargo Financial Leasing, Inc	\$134.25
22007	6/13/2023	Tri Star Energy	\$847.64
22008	6/13/2023	United Waste Haulers Of TN LLC	\$1,545.71
22009	6/14/2023	Sansom Equipment Co Inc	\$8,655.34

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SANITATION

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22010	6/16/2023	Columbia Oil Company Inc	\$14,494.28
22011	6/16/2023	United Waste Haulers Of TN LLC	\$3,045.83
22012	6/16/2023	Marshall County Tribune	\$40.00
22013	6/22/2023	Unum Life Insurance Co Of Amer	\$165.60
22014	6/22/2023	Mutual Of Omaha	\$690.75
22015	6/22/2023	Daily Herald (Ads)	\$185.88
22016	6/22/2023	United Waste Haulers Of TN LLC	\$8,629.42
22017	6/22/2023	Choice Screening	\$20.00
22018	6/22/2023	Cintas Corporation #241	\$228.49
22019	6/22/2023	Muletown Rec	\$1,056.34
22020	6/22/2023	Main Street Media of TN	\$50.00
22021	6/22/2023	Maury Regional Occupational Health	\$32.00
22022	6/27/2023	City Of Col Employees Retireme	\$8,187.29
22023	6/27/2023	City Of Col Tn Retirement	\$1,072.17
22024	6/28/2023	Columbia Power & Water Systems	\$28.33
22025	6/28/2023	Cintas Corporation #241	\$198.49
22026	6/28/2023	Colonial Life	\$573.70
22027	6/28/2023	Main Street Media of TN	\$112.50
22028	6/29/2023	City Of Col Employees Retireme	\$23,673.09
22029	6/29/2023	Nacarato	\$12,826.73
22030	6/29/2023	Dixie Diesel Service	\$8,475.76
22031	6/29/2023	Cintas Corporation #241	\$198.49
22032	6/30/2023	Atmos Energy	\$46.72
22033	6/30/2023	Columbia Power & Water Systems	\$1,245.30
22034	6/30/2023	Public Entity Partners	\$621.86
22035	6/30/2023	Maury County Solid Waste	\$80,781.47
22036	6/30/2023	Complete Forms Supply Co LLC	\$4,802.60
22037	6/30/2023	Robert J Young Company LLC	\$18.03
22038	6/30/2023	United Waste Haulers Of TN LLC	\$24,696.49
22039	6/30/2023	Marshall County Solid Waste and Recycling	\$2,584.40
22040	6/30/2023	Wells Fargo Financial Leasing, Inc	\$134.26
22041	6/30/2023	Marshall County Tribune	\$20.00
22042	6/30/2023	Columbia Oil Company Inc	\$3,956.50
22043	6/30/2023	Tri Star Energy	\$1,026.42
22044	6/30/2023	Combined Insurance, a Chubb Company	\$106.04
22045	6/30/2023	Cintas Corporation #241	\$228.49
22048	6/30/2023	Public Entity Partners	\$1,165.02
22055	6/30/2023	Columbia Oil Company Inc	\$16,369.54
22056	6/30/2023	Daily Herald (Ads)	\$234.36
22057	6/30/2023	Main Street Media of TN	\$112.50

Total Purchase Cards:	\$	17,363.59
Total Payroll Transfers:	\$	71,479.63
Total Misc. Transfers:	\$	19,067.18
Total Checks: 55	\$	<u>257,075.44</u>
Total:	\$	364,985.84

WASTEWATER

48032	6/1/2023	Columbia Power & Water Systems	\$192.48
48033	6/1/2023	Atmos Energy	\$47.78
48034	6/1/2023	Colonial Life	\$1,140.84

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WASTEWATER

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48035	6/1/2023	Sirens for Cities Inc	\$6,600.00
48036	6/8/2023	Columbia Power & Water Systems	\$15,895.70
48037	6/8/2023	Columbia Oil Company Inc	\$1,999.80
48038	6/8/2023	Stoltz Printing Co	\$419.50
48039	6/8/2023	Duck River Electric	\$208.76
48040	6/8/2023	North Central Laboratories-NCL of Wisconsin, Inc	\$2,616.11
48041	6/8/2023	WM CORPORATE SERVICES, INC	\$41,486.91
48042	6/8/2023	J R Wauford & Co Cons Eng, Inc	\$159,200.00
48043	6/8/2023	Vulcan Materials Co	\$2,043.88
48044	6/8/2023	IDEXX Distribution, Inc.	\$1,186.43
48045	6/8/2023	Combined Insurance, a Chubb Company	\$29.40
48046	6/8/2023	City of Col Petty Cash	\$25.50
48047	6/8/2023	Duck River Electric	\$1,010.00
48048	6/8/2023	Source Technologies	\$20,608.00
48049	6/8/2023	Onolog, Inc	\$8,000.00
48050	6/13/2023	CMI Equipment Sales Inc	\$3,625.00
48051	6/13/2023	B & B Concrete Products Inc	\$105.00
48052	6/13/2023	J R Wauford & Co Cons Eng, Inc	\$31,500.00
48053	6/13/2023	Tri Star Energy	\$1,686.63
48054	6/13/2023	ACT & C	\$3,536.57
48055	6/13/2023	SBW Constructors, LLC	\$86,422.87
48056	6/13/2023	Waynes Pest Control	\$45.00
48057	6/13/2023	Maury Regional Occupational Health	\$32.00
48058	6/14/2023	Richard Matthews	\$1,484.00
48059	6/16/2023	Columbia Power & Water Systems	\$65,396.08
48060	6/16/2023	Columbia Oil Company Inc	\$2,981.34
48061	6/16/2023	Robert J Young Company LLC	\$63.22
48062	6/16/2023	UniFirst Corporation	\$1,545.19
48063	6/16/2023	IDEXX Distribution, Inc.	\$12.65
48064	6/16/2023	Cintas Corporation #241	\$1,942.57
48065	6/22/2023	Duck River Electric	\$2,365.08
48066	6/22/2023	TN Dept of Labor & Workforce	\$120.00
48067	6/22/2023	Vulcan Materials Co	\$3,925.10
48068	6/22/2023	Unum Life Insurance Co Of Amer	\$492.40
48069	6/22/2023	Mutual Of Omaha	\$1,763.92
48070	6/22/2023	Atmos Energy	\$52.72
48071	6/22/2023	Cintas Corporation #241	\$346.90
48072	6/22/2023	Waypoint Analytical, LLC	\$642.00
48073	6/22/2023	Muletown Rec	\$1,584.51
48074	6/22/2023	Columbia Power & Water Systems	\$227.43
48075	6/22/2023	AT&T	\$4,970.00
48076	6/27/2023	City Of Col Employees Retirement	\$16,437.19
48077	6/27/2023	WM CORPORATE SERVICES, INC	\$24,352.70
48078	6/27/2023	Vulcan Materials Co	\$385.88
48079	6/27/2023	Public Entity Partners	\$715.48
48080	6/27/2023	City Of Col Tn Retirement	\$2,152.55
48081	6/27/2023	Atmos Energy	\$47.01
48082	6/27/2023	Waypoint Analytical, LLC	\$639.00
48083	6/28/2023	Columbia Power & Water Systems	\$6,710.85
48084	6/28/2023	Colonial Life	\$1,101.82
48085	6/28/2023	Waypoint Analytical, LLC	\$1,300.00
48086	6/29/2023	City Of Col Employees Retirement	\$43,203.39

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 6/1/2023 - 6/30/2023**

WASTEWATER

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48087	6/29/2023	Columbia Power & Water Systems	\$304.15
48088	6/29/2023	Columbia Oil Company Inc	\$315.60
48089	6/29/2023	Stuart C Irby Co	\$2,758.69
48090	6/29/2023	Atmos Energy	\$48.65
48091	6/29/2023	Preventia Security	\$499.00
48092	6/29/2023	Cintas Corporation #241	\$346.90
48093	6/29/2023	Fuze, Inc	\$202.19
48094	6/29/2023	Onolog, Inc	\$2,000.00
48095	6/29/2023	Judy Construction Company	\$180,215.00
48096	6/29/2023	Judy - Escrow	\$9,485.00
48097	6/30/2023	John Bouchard & Sons Co Inc	\$19,703.00
48098	6/30/2023	Guthrie Sales & Service Inc	\$6,519.00
48099	6/30/2023	Waypoint Analytical, LLC	\$374.00
48102	6/30/2023	Columbia Power & Water Systems	\$9,923.96
48103	6/30/2023	Thompson Machinery	\$1,086.50
48104	6/30/2023	Columbia Oil Company Inc	\$578.86
48105	6/30/2023	TN Dept of Labor & Workforce	\$60.00
48106	6/30/2023	Vulcan Materials Co	\$410.84
48109	6/30/2023	Columbia Power & Water Systems	\$64,754.78
48110	6/30/2023	Thompson Machinery	\$1,650.00
48111	6/30/2023	Columbia Oil Company Inc	\$1,613.57
48112	6/30/2023	Stoltz Printing Co	\$148.50
48113	6/30/2023	Duck River Electric	\$200.97
48114	6/30/2023	Red Bud Supply Inc	\$169.63
48115	6/30/2023	Tri Star Energy	\$1,644.95
48116	6/30/2023	PSD Software LLC	\$1,200.00
48117	6/30/2023	Combined Insurance, a Chubb Company	\$29.40
48118	6/30/2023	BAR Environmental Supply, Inc.	\$3,417.43
48119	6/30/2023	TriStar Elevator LLC	\$230.00
48126	6/30/2023	First Farmers & Merchants Bank	\$405.65
48127	6/30/2023	Duck River Electric	\$454.46
48128	6/30/2023	Public Entity Partners	\$1,594.84
48129	6/30/2023	Robert J Young Company LLC	\$66.09
48130	6/30/2023	WM CORPORATE SERVICES, INC	\$15,833.27
48131	6/30/2023	J R Wauford & Co Cons Eng, Inc	\$67,400.00
48132	6/30/2023	Lee Company	\$1,675.20
48133	6/30/2023	MSD Environmental Services, Inc	\$20,000.00
48143	6/30/2023	Columbia Oil Company Inc	\$2,063.03
48144	6/30/2023	Duck River Electric	\$2,205.17
48145	6/30/2023	Water & Waste Equipment Inc	\$2,472.18
48146	6/30/2023	Cumberland Machine Co Inc	\$17,205.00

Total Purchase Cards:	\$	14,448.04
Total Payroll Transfers:	\$	149,823.92
Total Misc. Transfers:	\$	593,094.60
Total Checks: 96	\$	1,017,890.60
Total:	\$	1,775,257.16

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 6/1/2023 - 6/30/2023**

DRUG

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5948	6/1/2023	T-Mobile Usa Inc	\$100.00
5949	6/8/2023	Thomson Reuters - West	\$64.00
5950	6/13/2023	D & D Towing & Recovery	\$175.00
5951	6/30/2023	EMCS Inc	\$700.00
5952	6/30/2023	Thomson Reuters - West	\$64.00
5953	6/30/2023	Liquidity Services Operations LLC	\$2,000.94

Total Purchase Cards:	\$	781.41
Total Checks: 6	\$	<u>3,103.94</u>
Total:	\$	3,885.35

INSURANCE

3048	6/22/2023	Maury Regional Hospital Marshall Medical Ctr	\$7,325.00
3049	6/22/2023	Muletown Rec	\$12,500.00
3050	6/28/2023	United States Treasury	\$1,732.12
3052	6/30/2023	Sherrill Morgan	\$9,875.00
3053	6/30/2023	Sun Life Financial	\$44,498.52
3055	6/30/2023	Maury Regional Medical Center	\$80.00
3056	6/30/2023	Sun Life Financial	\$44,888.16

Total Misc. Transfers:	\$	258,622.33
Total Checks: 7	\$	<u>120,898.80</u>
Total:	\$	379,521.13

CAPITAL PROJECTS

3028	6/8/2023	Ragan Smith & Associates Inc	\$2,002.60
3029	6/29/2023	Sessions Paving Company Inc	\$52,055.70
3030	6/30/2023	Parks Properties	\$16,575.00
3031	6/30/2023	Columbia Power & Water Systems	\$1,552.00
3032	6/30/2023	Gresham Smith & Partners	\$13,524.95
3033	6/30/2023	Ragan Smith & Associates Inc	\$4,351.92
3034	6/30/2023	Barge Design Solutions, Inc	\$33,605.20
3035	6/30/2023	Adams Contracting, LLC	\$587,417.01

Total Misc. Transfers:	\$	-
Total Checks: 8	\$	<u>711,084.38</u>
Total:	\$	711,084.38

IDB

1066	6/14/2023	South Central Tennessee Development District	\$6,400.00
1067	6/22/2023	Water Management Services LLC	\$3,710.00

Total Misc. Transfers:	\$	-
Total Checks: 2	\$	<u>10,110.00</u>
Total:	\$	10,110.00

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 6/1/2023 - 6/30/2023**

STREET & TRANSPORTATION

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1012	6/8/2023	City Of Col State Street Aid
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\$65,100.00

Total Misc. Transfers:	\$	-
Total Checks: 1	\$	65,100.00
Total:	\$	65,100.00

SURPLUS LISTING FOR COUNCIL AGENDA 8/10/2023

<u>Inv Id</u>	<u>Description</u>	<u>Serial#</u>	<u>Department</u>
3249	Brother Printer MFC-J1010DW	U66395L2H421647	MIS
3250	Dell Desktop OptiPlex 7040	3DTWSD2	MIS
3251	Dell Laptop Inspiron 13 7378	GT864C2	MIS
3252	Dell Laptop 3390	7KPNWN2	MIS
3253	Dell Tablet 3390	2JPNWN2	MIS
3254	Dell Tablet 3390	1KPNWN2	MIS
3255	Dell Tablet 3390	HHPNWN2	MIS
3256	Dell Tablet 3390	JHPNWN2	MIS
3257	Dell Tablet 3379	JGYNRJ2	MIS
3258	Dell Laptop E6540	G31C462	MIS
3259	Dell Laptop Latitude 3379	41Z8QJ2	MIS
3260	Dell Laptop Latitude 5590	3Q3TPQ2	MIS
3261	Dell Laptop Latitude 5590	JXGTPQ2	MIS
3262	Dell Laptop Inspiron 13-7359	3V81F82	MIS
3263	Dell Monitor P2217H	BJQD9J2	MIS
3264	Dell Monitor P2217H	990NS82	MIS
3265	Dell Monitor P2217H	7DZMS82	MIS
3266	Dell Monitor P2217H	HDZMS82	MIS
3267	Dell Monitor P2217H	43SD9J2	MIS
3268	Dell Monitor P2217H	624DGN2	MIS
3269	Dell Monitor P2212HB	CN-ONDMRP-7261-23G-238YU	MIS
3270	Dell Monitor P2217H	J8RD9J2	MIS
3271	Dell Monitor P2217H	3FZMS82	MIS
3272	Dell Monitor P2217H	4HRD9J2	MIS
3273	Dell Monitor P2217H	J80MS82	MIS
3274	Dell Monitor P2217H	HCRD9J2	MIS
3275	Dell Monitor P2419H	3D3TNM2	MIS
3276	Dell Monitor P2217H	H3PD9J2	MIS
3277	Dell Monitor P2217H	5GRD9J2	MIS
3278	Dell Monitor P2217H	534DGN2	MIS
3279	Dell Monitor P2217H	HCZMS82	MIS
3280	Dell Monitor P2217H	D34DGN2	MIS

3281	Dell Monitor E2216HF	CN-0XF9MR-72872-57N-DJRL-A00	MIS
3282	Dell Monitor P2217H	7Q3DGN2	MIS
3283	Dell Monitor P2217H	G3SD9J2	MIS
3284	Dell Monitor P2214HB	CN-0KW14V74261-51I-435L	MIS
3285	Dell Monitor P2217H	14PD9J2	MIS
3286	Dell Monitor P2217H	69RD9J2	MIS
3287	Dell Monitor P2217H	1KQD9J2	MIS
3288	Dell Monitor P2217H	6CRD9J2	MIS
3289	Dell Monitor P2217H	DDZMS82	MIS
3290	Dell Monitor P2417H	HK1V7P2	MIS
3291	Dell Monitor P2217H	J7RD9J2	MIS
3292	Dell Monitor P2217H	CJQD9J2	MIS
3293	Dell Monitor P2217H	9JQD9J2	MIS
3294	Dell Monitor P2217H	49RD9J2	MIS
3295	Dell Monitor P2217H	59RD9J2	MIS
3296	Dell Monitor P2217H	89RD9J2	MIS
3297	Apple iPad MLMV2LL/A	DMPTL4B2H1MJ	MIS
3298	Apple iPad MLMV2LL/A	DMPTP3NTH1MJ	MIS
3299	Apple iPad MLMV2LL/A	DMPTP42SH1MJ	MIS
3300	Apple iPad MGKL2LL/A	DMPQF3WZG5VW	MIS
3301	Apple iPad MR7J2LL/A	DMPWPBCXJF8M	MIS
3302	Apple iPad MD786LL/A	DMQM3LBLFK11	MIS
3303	Apple iPad MLMV2LL/A	DMPTF4DTH1MJ	MIS
3304	Apple iPad MLMV2LL/A	DMPTL45AH1MJ	MIS
3305	Apple iPad MLMV2LL/A	DMPTP437H1MJ	MIS
3306	Apple iPad MD786LL/A	DMQM3LX2FK11	MIS
3307	Apple iPad MLMV2LL/A	DMPTL44TH1MJ	MIS
3308	Apple iPad MLMV2LL/A	DMPTF6J5H1MJ	MIS
3309	Apple iPad A1893	DMPWG5SEJF8M	MIS
3310	Dell Laptop Latitude 3390	BJPNWN2	MIS
3311	Dell Laptop Latitude 3310 2 in 1	36K2SG3	MIS
3312	Dell Laptop Latitude 3390 2 in 1	9JPNWN2	MIS
3313	Dell Laptop Latitude 3390 2 in 1	DHPNWN2	MIS
3314	Dell Laptop Latitude 3390 2 in 1	DJPNWN2	MIS

3315	Dell Laptop Latitude Inspiron 13-7378	FS864C2	MIS
3316	Dell Laptop Latitude 3390 2 in 1	FHPNWN2	MIS
3317	Dell Laptop Latitude 3390 2 in 1	FJPNWN2	MIS
3318	Dell Laptop Latitude 3390 2 in 1	3KPNWN2	MIS
3319	Dell Laptop Latitude 3379	J0Z8QJ2	MIS
3320	Dell Laptop Latitude 3390 2 in 1	HJPNWN2	MIS
3321	Dell Desktop OptiPlex 7060	4YH70W2	MIS
3322	Dell Desktop OptiPlex 7060	9GBS0Q2	MIS
3323	Dell Desktop OptiPlex 7060	9CGCS0Q2	MIS
3324	Dell Desktop OptiPlex 7060	9G6W0Q2	MIS
3325	Dell Desktop OptiPlex 7060	9G6V0Q2	MIS
3326	Dell Desktop OptiPlex 7060	9GCZ0Q2	MIS
3327	Dell Desktop OptiPlex 7060	9GCX0Q2	MIS
3328	Dell Desktop OptiPlex 7060	9G9T0Q2	MIS
3329	Dell Desktop OptiPlex	81NW0Q2	MIS
3330	Dell Desktop OptiPlex 7060 SFF	81NT0Q2	MIS
3331	Dell Desktop OptiPlex 7060	918T0Q2	MIS
3332	Dell Desktop OptiPlex 7060	919S0Q2	MIS
3333	Dell Desktop OptiPlex 7060	918Y0Q2	MIS
3334	Dell Desktop OptiPlex 7060	918W0Q2	MIS
3335	Dell Desktop OptiPlex 7060	918V0Q2	MIS
3336	Dell Desktop OptiPlex 7060 SFF	9G8T0Q2	MIS
3337	Dell Desktop OptiPlex 7040 SFF	BQ1RFB2	MIS
3338	Dell Desktop OptiPlex 7060 SFF	9G5Z0Q2	MIS
3339	Dell Desktop 7060	919T0Q2	MIS
3340	Dell Desktop OptiPlex 7060 SFF	9GDW0Q2	MIS
3341	Dell Desktop OptiPlex 7040	3DSWSD2	MIS
3342	Dell Desktop OptiPlex 7040	3DVQSD2	MIS
3343	Dell Desktop OptiPlex 7040	3DSQSD2	MIS
3344	Dell Desktop OptiPlex 7040	3DVWSD2	MIS
3345	Dell Desktop OptiPlex 7050	J0X7XM2	MIS
3346	Dell Desktop OptiPlex 7050	D5QQCP2	MIS
3347	Dell Desktop OptiPlex 7040	3DVSSD2	MIS
3348	Red Office Chair		Fire Dept

3349	Brown Office Chair	Fire Dept
3350	Credenza Desk Brown	Fire Dept
3351	Credenza Desk Brown	Fire Dept
3352	2 Drawer Metal File Cabinet Horizontal	Dev Services
3353	4 Drawer Metal File Cabinet Horizontal	Dev Services
3354	2 Drawer Metal File Cabinet Vertical	Dev Services
3355	L-shape Desk 5'6" x 6'8"	Dev Services
3356	L-shape Desk 7' x 6' / Desk 6' x 3'	Dev Services



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Sommar Jaynes, Purchasing Agent, sjaynes@columbiatn.com, 931-560-1580

AGENDA ITEM TITLE:

APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE FOURTH QUARTER OF FY 2023 \$50,000

RECOMMENDATION: Approve.

INFORMATION: On April 14, 2016, the City Council approved an extension of the 2008 agreement with Maury County for operation of the Animal Services Facility. The 2008 agreement and extension specified that the City and County will split operating expenses (over and above revenue derived from the operation of the facility) 50/50.

The 2016 contract extension terminated on October 2, 2018. The City's FY 2023 budget includes \$200,000 for the City's contribution towards facility operations, or \$50,000 per quarter. An invoice has been received for the fourth quarter of FY 2023, which exceeds \$50,000. The invoice and supporting documentation have been reviewed by the Finance Department.

As the operating agreement has expired, City Council approval is necessary prior to any payment towards shelter operation costs.

CERTIFICATION:

ATTACHMENTS:

Maury County Government

One Public Square
Columbia, TN. 38401
Phone 931.375.2305 Fax 931.375.2319

Bill To:
Thad Jablonski, Finance Director
City of Columbia
700 North Garden Street
Columbia, TN.
931.560.1510

INVOICE

DATE: June 30, 2023
INVOICE # FY2022-2023 Q4
FOR: Animal Shelter Maintenance

DESCRIPTION	AMOUNT
Revenue:	
Animal Shelter Revenue, 4/1/2023-6/30/2023	\$ 3,276.00
Subtotal	\$ 3,276.00
Expenditures:	
Operational, 4/1/2023-6/30/2023	\$ 231,682.05
Subtotal	\$ 231,682.05
Net Total for Q4 FY 2022/2023 Operating Expenses	\$ 228,406.05
TOTAL DUE	\$ 114,203.03

Make all checks payable to Maury County Government
If you have any questions concerning this invoice, contact Brooke Brady (931) 375-2305, bbrady@maurycounty-tn.gov

Template Name:
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Maury County Finance Department
Account Analysis
April 2023 - June 2023

User:
Date/Time:

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Fund: 101 General

Account Number : 101- -44150

Sale Of Animals/Livestock

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/20/2023	11050		CR	Animal Shelter - Fees	0.00	709.00	(709.00)
Monthly Totals: 101- -44150					0.00	709.00	(709.00)
05/24/2023	11321		CR	MC Animal Shelter Fees	0.00	851.50	(851.50)
Monthly Totals: 101- -44150					0.00	851.50	(851.50)
06/23/2023	11528		CR	Animal Services - Fees/Tags	0.00	1,715.50	(1,715.50)
Monthly Totals: 101- -44150					0.00	1,715.50	(1,715.50)
Fund Totals: 101					0.00	3,276.00	

Template Name:
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Maury County Finance Department
Account Analysis
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Fund: 101 General

Account Number : 101- -55120-101-55010

Animal Shelter - County Official/Administrative Officer - Animal

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/14/2023	269		PA	Payroll Summary - 3-Salary	2,500.42	0.00	2,500.42
04/28/2023	281		PA	Payroll Summary - 3-Salary	2,500.42	0.00	5,000.84
Monthly Totals: 101- -55120-101-55010					5,000.84	0.00	5,000.84
05/15/2023	296		PA	Payroll Summary - 3-Salary	2,500.42	0.00	2,500.42
05/31/2023	308		PA	Payroll Summary - 3-Salary	2,500.42	0.00	5,000.84
Monthly Totals: 101- -55120-101-55010					5,000.84	0.00	5,000.84
06/15/2023	322		PA	Payroll Summary - 3-Salary	2,500.42	0.00	2,500.42
06/30/2023	333		PA	Payroll Summary - 3-Salary	2,650.43	0.00	5,150.85
Monthly Totals: 101- -55120-101-55010					5,150.85	0.00	5,150.85

Fund: 101 General

Account Number : 101- -55120-169-55010

Animal Shelter - Part-Time Personnel - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	1,304.25	0.00	1,304.25
04/21/2023	278		PA	Payroll Summary - 2-Hourly	1,354.47	0.00	2,658.72
Monthly Totals: 101- -55120-169-55010					2,658.72	0.00	2,658.72
05/05/2023	294		PA	Payroll Summary - 2-Hourly	1,157.60	0.00	1,157.60
05/19/2023	307		PA	Payroll Summary - 2-Hourly	1,735.28	0.00	2,892.88
Monthly Totals: 101- -55120-169-55010					2,892.88	0.00	2,892.88
06/02/2023	319		PA	Payroll Summary - 2-Hourly	1,733.11	0.00	1,733.11
06/16/2023	323		PA	Payroll Summary - 2-Hourly	1,780.54	0.00	3,513.65
06/30/2023	334		PA	Payroll Summary - 2-Hourly	2,097.85	0.00	5,611.50
Monthly Totals: 101- -55120-169-55010					5,611.50	0.00	5,611.50

Fund: 101 General

Account Number : 101- -55120-187

Animal Shelter - Overtime Pay

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/21/2023	278		PA	Payroll Summary - 2-Hourly	947.84	0.00	947.84
Monthly Totals: 101- -55120-187					947.84	0.00	947.84

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Maury County Finance Department
Account Analysis
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Fund: 101 General

Account Number : 101- -55120-187

Animal Shelter - Overtime Pay

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/05/2023	294		PA	Payroll Summary - 2-Hourly	204.00	0.00	204.00
05/19/2023	307		PA	Payroll Summary - 2-Hourly	204.00	0.00	408.00
Monthly Totals: 101- -55120-187					408.00	0.00	408.00
06/02/2023	319		PA	Payroll Summary - 2-Hourly	208.34	0.00	208.34
06/16/2023	323		PA	Payroll Summary - 2-Hourly	204.00	0.00	412.34
06/30/2023	334		PA	Payroll Summary - 2-Hourly	741.68	0.00	1,154.02
Monthly Totals: 101- -55120-187					1,154.02	0.00	1,154.02

Fund: 101 General

Account Number : 101- -55120-187-55010

Animal Shelter - Overtime Pay - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/21/2023	278		PA	Payroll Summary - 2-Hourly	875.11	0.00	875.11
Monthly Totals: 101- -55120-187-55010					875.11	0.00	875.11
05/05/2023	294		PA	Payroll Summary - 2-Hourly	158.20	0.00	158.20
05/19/2023	307		PA	Payroll Summary - 2-Hourly	338.01	0.00	496.21
Monthly Totals: 101- -55120-187-55010					496.21	0.00	496.21
06/02/2023	319		PA	Payroll Summary - 2-Hourly	674.29	0.00	674.29
06/16/2023	323		PA	Payroll Summary - 2-Hourly	552.09	0.00	1,226.38
06/30/2023	334		PA	Payroll Summary - 2-Hourly	573.37	0.00	1,799.75
Monthly Totals: 101- -55120-187-55010					1,799.75	0.00	1,799.75

Fund: 101 General

Account Number : 101- -55120-189

Animal Shelter - Other Salaries & Wages

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	4,080.00	0.00	4,080.00
04/21/2023	278		PA	Payroll Summary - 2-Hourly	4,352.00	0.00	8,432.00
Monthly Totals: 101- -55120-189					8,432.00	0.00	8,432.00
05/05/2023	294		PA	Payroll Summary - 2-Hourly	3,883.14	0.00	3,883.14
05/19/2023	307		PA	Payroll Summary - 2-Hourly	2,720.00	0.00	6,603.14

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Maury County Finance Department
Account Analysis
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Fund: 101 General

Account Number : 101- -55120-189 Animal Shelter - Other Salaries & Wages

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-189					6,603.14	0.00	6,603.14
06/02/2023	319		PA	Payroll Summary - 2-Hourly	2,742.61	0.00	2,742.61
06/16/2023	323		PA	Payroll Summary - 2-Hourly	2,734.11	0.00	5,476.72
06/30/2023	334		PA	Payroll Summary - 2-Hourly	4,152.00	0.00	9,628.72
Monthly Totals: 101- -55120-189					9,628.72	0.00	9,628.72

Fund: 101 General

Account Number : 101- -55120-189-55010 Animal Shelter - Other Salaries & Wages - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	10,211.75	0.00	10,211.75
04/21/2023	278		PA	Payroll Summary - 2-Hourly	11,804.10	0.00	22,015.85
Monthly Totals: 101- -55120-189-55010					22,015.85	0.00	22,015.85
05/05/2023	294		PA	Payroll Summary - 2-Hourly	11,932.33	0.00	11,932.33
05/19/2023	307		PA	Payroll Summary - 2-Hourly	14,325.84	0.00	26,258.17
Monthly Totals: 101- -55120-189-55010					26,258.17	0.00	26,258.17
06/02/2023	319		PA	Payroll Summary - 2-Hourly	10,394.40	0.00	10,394.40
06/16/2023	323		PA	Payroll Summary - 2-Hourly	11,124.36	0.00	21,518.76
06/30/2023	334		PA	Payroll Summary - 2-Hourly	11,303.42	0.00	32,822.18
Monthly Totals: 101- -55120-189-55010					32,822.18	0.00	32,822.18

Fund: 101 General

Account Number : 101- -55120-201 Animal Shelter - Social Security

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	252.33	0.00	252.33
04/21/2023	278		PA	Payroll Summary - 2-Hourly	327.97	0.00	580.30
Monthly Totals: 101- -55120-201					580.30	0.00	580.30
05/05/2023	294		PA	Payroll Summary - 2-Hourly	253.09	0.00	253.09
05/19/2023	307		PA	Payroll Summary - 2-Hourly	180.98	0.00	434.07
Monthly Totals: 101- -55120-201					434.07	0.00	434.07

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Fund: 101 General

Account Number : 101- -55120-201

Animal Shelter - Social Security

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/02/2023	319		PA	Payroll Summary - 2-Hourly	182.64	0.00	182.64
06/16/2023	323		PA	Payroll Summary - 2-Hourly	181.85	0.00	364.49
06/30/2023	334		PA	Payroll Summary - 2-Hourly	303.40	0.00	667.89
Monthly Totals: 101- -55120-201					667.89	0.00	667.89

Fund: 101 General

Account Number : 101- -55120-201-55010

Animal Shelter - Social Security - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	696.84	0.00	696.84
04/14/2023	269		PA	Payroll Summary - 3-Salary	155.02	0.00	851.86
04/21/2023	278		PA	Payroll Summary - 2-Hourly	848.79	0.00	1,700.65
04/28/2023	281		PA	Payroll Summary - 3-Salary	155.03	0.00	1,855.68
Monthly Totals: 101- -55120-201-55010					1,855.68	0.00	1,855.68
05/05/2023	294		PA	Payroll Summary - 2-Hourly	805.42	0.00	805.42
05/15/2023	296		PA	Payroll Summary - 3-Salary	155.02	0.00	960.44
05/19/2023	307		PA	Payroll Summary - 2-Hourly	1,000.78	0.00	1,961.22
05/31/2023	308		PA	Payroll Summary - 3-Salary	155.03	0.00	2,116.25
Monthly Totals: 101- -55120-201-55010					2,116.25	0.00	2,116.25
06/02/2023	319		PA	Payroll Summary - 2-Hourly	777.45	0.00	777.45
06/15/2023	322		PA	Payroll Summary - 3-Salary	155.03	0.00	932.48
06/16/2023	323		PA	Payroll Summary - 2-Hourly	818.04	0.00	1,750.52
06/30/2023	333		PA	Payroll Summary - 3-Salary	164.32	0.00	1,914.84
06/30/2023	334		PA	Payroll Summary - 2-Hourly	866.44	0.00	2,781.28
Monthly Totals: 101- -55120-201-55010					2,781.28	0.00	2,781.28

Fund: 101 General

Account Number : 101- -55120-204

Animal Shelter - State Retirement

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	263.16	0.00	263.16
04/21/2023	278		PA	Payroll Summary - 2-Hourly	341.84	0.00	605.00

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Fund: 101 General

Account Number : 101- -55120-204

Animal Shelter - State Retirement

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-204					605.00	0.00	605.00
05/05/2023	294		PA	Payroll Summary - 2-Hourly	249.45	0.00	249.45
05/19/2023	307		PA	Payroll Summary - 2-Hourly	188.60	0.00	438.05
Monthly Totals: 101- -55120-204					438.05	0.00	438.05
06/02/2023	319		PA	Payroll Summary - 2-Hourly	190.34	0.00	190.34
06/16/2023	323		PA	Payroll Summary - 2-Hourly	189.50	0.00	379.84
06/30/2023	334		PA	Payroll Summary - 2-Hourly	315.64	0.00	695.48
Monthly Totals: 101- -55120-204					695.48	0.00	695.48

Fund: 101 General

Account Number : 101- -55120-204-55010

Animal Shelter - State Retirement - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	658.66	0.00	658.66
04/14/2023	269		PA	Payroll Summary - 3-Salary	161.28	0.00	819.94
04/21/2023	278		PA	Payroll Summary - 2-Hourly	817.81	0.00	1,637.75
04/28/2023	281		PA	Payroll Summary - 3-Salary	161.28	0.00	1,799.03
Monthly Totals: 101- -55120-204-55010					1,799.03	0.00	1,799.03
05/05/2023	294		PA	Payroll Summary - 2-Hourly	779.85	0.00	779.85
05/15/2023	296		PA	Payroll Summary - 3-Salary	161.28	0.00	941.13
05/19/2023	307		PA	Payroll Summary - 2-Hourly	799.19	0.00	1,740.32
05/31/2023	308		PA	Payroll Summary - 3-Salary	161.28	0.00	1,901.60
Monthly Totals: 101- -55120-204-55010					1,901.60	0.00	1,901.60
06/02/2023	319		PA	Payroll Summary - 2-Hourly	781.01	0.00	781.01
06/15/2023	322		PA	Payroll Summary - 3-Salary	161.28	0.00	942.29
06/16/2023	323		PA	Payroll Summary - 2-Hourly	822.45	0.00	1,764.74
06/30/2023	333		PA	Payroll Summary - 3-Salary	170.95	0.00	1,935.69
06/30/2023	334		PA	Payroll Summary - 2-Hourly	816.19	0.00	2,751.88
Monthly Totals: 101- -55120-204-55010					2,751.88	0.00	2,751.88

Fund: 101 General

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Account Number : **101- -55120-206**

Animal Shelter - Life Insurance

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	6.90	0.00	6.90
04/21/2023	278		PA	Payroll Summary - 2-Hourly	6.90	0.00	13.80
Monthly Totals: 101- -55120-206					13.80	0.00	13.80
05/05/2023	294		PA	Payroll Summary - 2-Hourly	4.60	0.00	4.60
05/19/2023	307		PA	Payroll Summary - 2-Hourly	4.60	0.00	9.20
Monthly Totals: 101- -55120-206					9.20	0.00	9.20
06/02/2023	319		PA	Payroll Summary - 2-Hourly	4.60	0.00	4.60
06/16/2023	323		PA	Payroll Summary - 2-Hourly	4.60	0.00	9.20
Monthly Totals: 101- -55120-206					9.20	0.00	9.20

Fund: **101** General

Account Number : **101- -55120-206-55010**

Animal Shelter - Life Insurance - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	17.59	0.00	17.59
04/06/2023	292897	292897	CD	AMERICAN UNITED LIFE INSURANCE CO	2.31	0.00	19.90
04/14/2023	269		PA	Payroll Summary - 3-Salary	2.30	0.00	22.20
04/21/2023	278		PA	Payroll Summary - 2-Hourly	17.59	0.00	39.79
04/28/2023	281		PA	Payroll Summary - 3-Salary	2.30	0.00	42.09
Monthly Totals: 101- -55120-206-55010					42.09	0.00	42.09
05/01/2023	293468	293468	CD	AMERICAN UNITED LIFE INSURANCE CO	0.00	4.59	(4.59)
05/05/2023	294		PA	Payroll Summary - 2-Hourly	17.59	0.00	13.00
05/15/2023	296		PA	Payroll Summary - 3-Salary	2.30	0.00	15.30
05/19/2023	307		PA	Payroll Summary - 2-Hourly	17.59	0.00	32.89
05/31/2023	308		PA	Payroll Summary - 3-Salary	2.30	0.00	35.19
Monthly Totals: 101- -55120-206-55010					39.78	4.59	35.19
06/01/2023	294274	294274	CD	AMERICAN UNITED LIFE INSURANCE CO	0.01	0.00	0.01
06/02/2023	319		PA	Payroll Summary - 2-Hourly	19.89	0.00	19.90
06/15/2023	322		PA	Payroll Summary - 3-Salary	2.30	0.00	22.20
06/16/2023	323		PA	Payroll Summary - 2-Hourly	19.89	0.00	42.09
06/30/2023	333		PA	Payroll Summary - 3-Salary	2.30	0.00	44.39
Monthly Totals: 101- -55120-206-55010					44.39	0.00	44.39

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Fund: 101 General

Account Number : 101- -55120-207

Animal Shelter - Medical Insurance

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	594.46	0.00	594.46
04/06/2023	292807	292807	CD	PINNACLE BANK	62.50	0.00	656.96
04/21/2023	278		PA	Payroll Summary - 2-Hourly	594.46	0.00	1,251.42
Monthly Totals: 101- -55120-207					1,251.42	0.00	1,251.42
05/05/2023	294		PA	Payroll Summary - 2-Hourly	656.96	0.00	656.96
05/19/2023	307		PA	Payroll Summary - 2-Hourly	656.96	0.00	1,313.92
Monthly Totals: 101- -55120-207					1,313.92	0.00	1,313.92
06/02/2023	319		PA	Payroll Summary - 2-Hourly	656.96	0.00	656.96
06/16/2023	323		PA	Payroll Summary - 2-Hourly	656.96	0.00	1,313.92
Monthly Totals: 101- -55120-207					1,313.92	0.00	1,313.92

Fund: 101 General

Account Number : 101- -55120-207-55010

Animal Shelter - Medical Insurance - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	1,934.06	0.00	1,934.06
04/06/2023	292903	292903	CD	BLUE CROSS BLUE SHIELD OF TN	265.97	0.00	2,200.03
04/14/2023	269		PA	Payroll Summary - 3-Salary	328.48	0.00	2,528.51
04/21/2023	278		PA	Payroll Summary - 2-Hourly	1,996.56	0.00	4,525.07
04/28/2023	281		PA	Payroll Summary - 3-Salary	328.48	0.00	4,853.55
Monthly Totals: 101- -55120-207-55010					4,853.55	0.00	4,853.55
05/01/2023	293472	293472	CD	BLUE CROSS BLUE SHIELD OF TN	0.00	0.01	(0.01)
05/05/2023	294		PA	Payroll Summary - 2-Hourly	1,996.56	0.00	1,996.55
05/15/2023	296		PA	Payroll Summary - 3-Salary	328.48	0.00	2,325.03
05/19/2023	307		PA	Payroll Summary - 2-Hourly	1,996.56	0.00	4,321.59
05/31/2023	308		PA	Payroll Summary - 3-Salary	328.48	0.00	4,650.07
Monthly Totals: 101- -55120-207-55010					4,650.08	0.01	4,650.07
06/01/2023	294282	294282	CD	BLUE CROSS BLUE SHIELD OF TN	0.00	0.01	(0.01)
06/02/2023	319		PA	Payroll Summary - 2-Hourly	2,262.54	0.00	2,262.53
06/15/2023	322		PA	Payroll Summary - 3-Salary	328.48	0.00	2,591.01
06/16/2023	323		PA	Payroll Summary - 2-Hourly	2,262.54	0.00	4,853.55

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Fund: 101 General

Account Number : 101- -55120-207-55010 Animal Shelter - Medical Insurance - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/30/2023	333		PA	Payroll Summary - 3-Salary	328.48	0.00	5,182.03
Monthly Totals: 101- -55120-207-55010					5,182.04	0.01	5,182.03

Fund: 101 General

Account Number : 101- -55120-208 Animal Shelter - Dental Insurance

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	36.24	0.00	36.24
04/21/2023	278		PA	Payroll Summary - 2-Hourly	27.39	0.00	63.63
Monthly Totals: 101- -55120-208					63.63	0.00	63.63
05/05/2023	294		PA	Payroll Summary - 2-Hourly	24.16	0.00	24.16
05/19/2023	307		PA	Payroll Summary - 2-Hourly	18.26	0.00	42.42
Monthly Totals: 101- -55120-208					42.42	0.00	42.42
06/02/2023	319		PA	Payroll Summary - 2-Hourly	24.16	0.00	24.16
06/16/2023	323		PA	Payroll Summary - 2-Hourly	18.26	0.00	42.42
Monthly Totals: 101- -55120-208					42.42	0.00	42.42

Fund: 101 General

Account Number : 101- -55120-208-55010 Animal Shelter - Dental Insurance - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	84.56	0.00	84.56
04/14/2023	269		PA	Payroll Summary - 3-Salary	12.08	0.00	96.64
04/21/2023	278		PA	Payroll Summary - 2-Hourly	73.04	0.00	169.68
04/28/2023	281		PA	Payroll Summary - 3-Salary	9.13	0.00	178.81
Monthly Totals: 101- -55120-208-55010					178.81	0.00	178.81
05/05/2023	294		PA	Payroll Summary - 2-Hourly	84.56	0.00	84.56
05/15/2023	296		PA	Payroll Summary - 3-Salary	12.08	0.00	96.64
05/19/2023	307		PA	Payroll Summary - 2-Hourly	63.91	0.00	160.55
05/31/2023	308		PA	Payroll Summary - 3-Salary	9.13	0.00	169.68
Monthly Totals: 101- -55120-208-55010					169.68	0.00	169.68

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Fund: 101 General

Account Number : 101- -55120-208-55010 Animal Shelter - Dental Insurance - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/01/2023	294292	294292	CD	Maury County Self Insurance Fund	0.00	2.95	(2.95)
06/02/2023	319		PA	Payroll Summary - 2-Hourly	96.64	0.00	93.69
06/15/2023	322		PA	Payroll Summary - 3-Salary	12.08	0.00	105.77
06/16/2023	323		PA	Payroll Summary - 2-Hourly	73.04	0.00	178.81
06/30/2023	333		PA	Payroll Summary - 3-Salary	9.13	0.00	187.94
Monthly Totals: 101- -55120-208-55010					190.89	2.95	187.94

Fund: 101 General

Account Number : 101- -55120-209-55010 Animal Shelter - Disability Insurance - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	292897	292897	CD	AMERICAN UNITED LIFE INSURANCE CO	62.94	0.00	62.94
Monthly Totals: 101- -55120-209-55010					62.94	0.00	62.94
05/01/2023	293468	293468	CD	AMERICAN UNITED LIFE INSURANCE CO	74.06	0.00	74.06
Monthly Totals: 101- -55120-209-55010					74.06	0.00	74.06
06/01/2023	294274	294274	CD	AMERICAN UNITED LIFE INSURANCE CO	74.06	0.00	74.06
Monthly Totals: 101- -55120-209-55010					74.06	0.00	74.06

Fund: 101 General

Account Number : 101- -55120-210 Animal Shelter - Unemployment Compensation

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	12.24	0.00	12.24
04/21/2023	278		PA	Payroll Summary - 2-Hourly	15.71	0.00	27.95
Monthly Totals: 101- -55120-210					27.95	0.00	27.95
05/05/2023	294		PA	Payroll Summary - 2-Hourly	4.10	0.00	4.10
Monthly Totals: 101- -55120-210					4.10	0.00	4.10
06/30/2023	334		PA	Payroll Summary - 2-Hourly	4.08	0.00	4.08
Monthly Totals: 101- -55120-210					4.08	0.00	4.08

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Account Number : 101- -55120-210-55010 Animal Shelter - Unemployment Compensation - Animal Shelter

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Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	10.82	0.00	10.82
04/21/2023	278		PA	Payroll Summary - 2-Hourly	11.27	0.00	22.09
Monthly Totals: 101- -55120-210-55010					22.09	0.00	22.09
05/05/2023	294		PA	Payroll Summary - 2-Hourly	10.40	0.00	10.40
05/19/2023	307		PA	Payroll Summary - 2-Hourly	11.65	0.00	22.05
Monthly Totals: 101- -55120-210-55010					22.05	0.00	22.05
06/02/2023	319		PA	Payroll Summary - 2-Hourly	6.91	0.00	6.91
06/16/2023	323		PA	Payroll Summary - 2-Hourly	3.92	0.00	10.83
06/30/2023	334		PA	Payroll Summary - 2-Hourly	4.00	0.00	14.83
Monthly Totals: 101- -55120-210-55010					14.83	0.00	14.83

Fund: 101 General

Account Number : 101- -55120-212

Animal Shelter - Employer Medicare

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	59.01	0.00	59.01
04/21/2023	278		PA	Payroll Summary - 2-Hourly	76.70	0.00	135.71
Monthly Totals: 101- -55120-212					135.71	0.00	135.71
05/05/2023	294		PA	Payroll Summary - 2-Hourly	59.20	0.00	59.20
05/19/2023	307		PA	Payroll Summary - 2-Hourly	42.31	0.00	101.51
Monthly Totals: 101- -55120-212					101.51	0.00	101.51
06/02/2023	319		PA	Payroll Summary - 2-Hourly	42.72	0.00	42.72
06/16/2023	323		PA	Payroll Summary - 2-Hourly	42.53	0.00	85.25
06/30/2023	334		PA	Payroll Summary - 2-Hourly	70.96	0.00	156.21
Monthly Totals: 101- -55120-212					156.21	0.00	156.21

Fund: 101 General

Account Number : 101- -55120-212-55010

Animal Shelter - Employer Medicare - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/06/2023	266		PA	Payroll Summary - 2-Hourly	162.98	0.00	162.98
04/14/2023	269		PA	Payroll Summary - 3-Salary	36.25	0.00	199.23
04/21/2023	278		PA	Payroll Summary - 2-Hourly	198.52	0.00	397.75
04/28/2023	281		PA	Payroll Summary - 3-Salary	36.26	0.00	434.01

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Fund: 101 General

Account Number : 101- -55120-212-55010 Animal Shelter - Employer Medicare - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-212-55010					434.01	0.00	434.01
05/05/2023	294		PA	Payroll Summary - 2-Hourly	188.35	0.00	188.35
05/15/2023	296		PA	Payroll Summary - 3-Salary	36.25	0.00	224.60
05/19/2023	307		PA	Payroll Summary - 2-Hourly	234.07	0.00	458.67
05/31/2023	308		PA	Payroll Summary - 3-Salary	36.26	0.00	494.93
Monthly Totals: 101- -55120-212-55010					494.93	0.00	494.93
06/02/2023	319		PA	Payroll Summary - 2-Hourly	181.81	0.00	181.81
06/15/2023	322		PA	Payroll Summary - 3-Salary	36.26	0.00	218.07
06/16/2023	323		PA	Payroll Summary - 2-Hourly	191.33	0.00	409.40
06/30/2023	333		PA	Payroll Summary - 3-Salary	38.43	0.00	447.83
06/30/2023	334		PA	Payroll Summary - 2-Hourly	202.62	0.00	650.45
Monthly Totals: 101- -55120-212-55010					650.45	0.00	650.45

Fund: 101 General

Account Number : 101- -55120-317-55010 Animal Shelter - Data Processing Services - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/11/2023	293937	293937	CD	FIRST HORIZON BANK	380.00	0.00	380.00
Monthly Totals: 101- -55120-317-55010					380.00	0.00	380.00

Fund: 101 General

Account Number : 101- -55120-335-55010 Animal Shelter - Maintenance And Repair Services-Buildings - Animal

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/02/2023	293610	293610	CD	SAVE THE DAY PORTABLES	369.00	0.00	369.00
Monthly Totals: 101- -55120-335-55010					369.00	0.00	369.00

Fund: 101 General

Account Number : 101- -55120-336-55010 Animal Shelter - Maintenance And Repair Services-Equipment - Animal

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/04/2023	292870	292870	CD	State Systems Inc	65.00	0.00	65.00

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Fund: 101 General

Account Number : 101- -55120-336-55010

Animal Shelter - Maintenance And Repair Services-Equipment - Animal

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-336-55010					65.00	0.00	65.00

Fund: 101 General

Account Number : 101- -55120-338

Animal Shelter - Maintenance And Repair Services-Vehicles

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	1,701.00	0.00	1,701.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	729.00	0.00	2,430.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	106.00	0.00	2,536.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	74.00	0.00	2,610.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	180.00	0.00	2,790.00
Monthly Totals: 101- -55120-338					2,790.00	0.00	2,790.00

Fund: 101 General

Account Number : 101- -55120-338-55010

Animal Shelter - Maintenance And Repair Services-Vehicles - Animal

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	1,918.00	0.00	1,918.00
Monthly Totals: 101- -55120-338-55010					1,918.00	0.00	1,918.00

Fund: 101 General

Account Number : 101- -55120-355-55010

Animal Shelter - Travel and Meals - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/18/2023	293261	293261	CD	CORTNI ROBBINS	241.00	0.00	241.00
04/18/2023	293268	293268	CD	KATHRYN SPIRES	241.00	0.00	482.00
04/18/2023	293269	293269	CD	Katilyn Stewart	890.76	0.00	1,372.76
04/18/2023	293274	293274	CD	MAKAYLA VANDIVER	241.00	0.00	1,613.76
Monthly Totals: 101- -55120-355-55010					1,613.76	0.00	1,613.76
05/11/2023	293937	293937	CD	FIRST HORIZON BANK	1,470.45	0.00	1,470.45
Monthly Totals: 101- -55120-355-55010					1,470.45	0.00	1,470.45

Fund: 101 General

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Account Number : **101- -55120-357-14006**

Animal Shelter - Veterinary Services - Animal Friendly-Spay/Neuter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/24/2023	294158	294158	CD	Sarah Spidel DVM LLC	550.00	0.00	550.00
05/31/2023	622		JE	Animal Shelter-Vet Svc/Spay-Neuter	550.00	0.00	1,100.00
Monthly Totals: 101- -55120-357-14006					1,100.00	0.00	1,100.00

Fund: **101** General

Account Number : **101- -55120-357-55010**

Animal Shelter - Veterinary Services - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293195	293195	CD	FIRST HORIZON BANK	148.00	0.00	148.00
04/13/2023	293195	293195	CD	FIRST HORIZON BANK	217.49	0.00	365.49
Monthly Totals: 101- -55120-357-55010					365.49	0.00	365.49
05/11/2023	293937	293937	CD	FIRST HORIZON BANK	278.50	0.00	278.50
05/11/2023	293937	293937	CD	FIRST HORIZON BANK	81.50	0.00	360.00
05/16/2023	294021	294021	CD	Maury Co Veterinary Hospital	155.00	0.00	515.00
05/24/2023	294146	294146	CD	Maury Co Veterinary Hospital	147.50	0.00	662.50
Monthly Totals: 101- -55120-357-55010					662.50	0.00	662.50

Fund: **101** General

Account Number : **101- -55120-357-55012**

Animal Shelter - Veterinary Services - Animal Shelter-Spay/Neuter Rev

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/02/2023	293609	293609	CD	Sarah Spidel DVM LLC	2,400.00	0.00	2,400.00
05/02/2023	293626	293626	CD	Zoetis US, LLC	86.75	0.00	2,486.75
05/11/2023	293937	293937	CD	FIRST HORIZON BANK	200.00	0.00	2,686.75
05/24/2023	294140	294140	CD	KAITLIN ALYSSA TICE	1,000.00	0.00	3,686.75
05/24/2023	294158	294158	CD	Sarah Spidel DVM LLC	50.00	0.00	3,736.75
05/31/2023	622		JE	Animal Shelter-Vet Svc/Spay-Neuter	0.00	550.00	3,186.75
Monthly Totals: 101- -55120-357-55012					3,736.75	550.00	3,186.75
06/30/2023	295082	295082	CD	CASA TRANSPORT	175.00	0.00	175.00
06/30/2023	295082	295082	CD	CASA TRANSPORT	575.00	0.00	750.00
06/30/2023	295095	295095	CD	KAITLIN ALYSSA TICE	250.00	0.00	1,000.00
06/30/2023	295109	295109	CD	Zoetis US, LLC	142.00	0.00	1,142.00
Monthly Totals: 101- -55120-357-55012					1,142.00	0.00	1,142.00

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Fund: 101 General

Account Number : 101- -55120-359-55010 Animal Shelter - Disposal Fees - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/30/2023	295100	295100	CD	Maury Co Solid Waste Fund	377.39	0.00	377.39
06/30/2023	295100	295100	CD	Maury Co Solid Waste Fund	412.12	0.00	789.51
06/30/2023	295100	295100	CD	Maury Co Solid Waste Fund	935.12	0.00	1,724.63
Monthly Totals: 101- -55120-359-55010					1,724.63	0.00	1,724.63

Fund: 101 General

Account Number : 101- -55120-410-55010 Animal Shelter - Custodial Supplies - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/06/2023	294498	294498	CD	Amazon Capital Services Inc	359.16	0.00	359.16
Monthly Totals: 101- -55120-410-55010					359.16	0.00	359.16

Fund: 101 General

Account Number : 101- -55120-413-55010 Animal Shelter - Drugs And Medical Supplies - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/02/2023	293524	293524	CD	Airgas Usa, Llc	71.61	0.00	71.61
05/02/2023	293526	293526	CD	Amazon Capital Services Inc	24.84	0.00	96.45
05/02/2023	293550	293550	CD	COVETRUS NORTH AMERICA	205.60	0.00	302.05
05/02/2023	293550	293550	CD	COVETRUS NORTH AMERICA	7.56	0.00	309.61
05/02/2023	293591	293591	CD	Midwest Veterinary Supply, Inc	181.61	0.00	491.22
05/02/2023	293626	293626	CD	Zoetis US, LLC	294.12	0.00	785.34
Monthly Totals: 101- -55120-413-55010					785.34	0.00	785.34
06/08/2023	294613	294613	CD	Midwest Veterinary Supply, Inc	205.60	0.00	205.60
06/08/2023	294613	294613	CD	Midwest Veterinary Supply, Inc	156.02	0.00	361.62
06/27/2023	294965	294965	CD	Airgas Usa, Llc	72.92	0.00	434.54
Monthly Totals: 101- -55120-413-55010					434.54	0.00	434.54

Fund: 101 General

Account Number : 101- -55120-415-55010 Animal Shelter - Electricity - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/25/2023	293388	293388	CD	Columbia Power & Water Sys	1,432.24	0.00	1,432.24

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Fund: 101 General

Account Number : 101- -55120-415-55010 Animal Shelter - Electricity - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-415-55010					1,432.24	0.00	1,432.24
05/25/2023	294174	294174	CD	Columbia Power & Water Sys	1,652.94	0.00	1,652.94
Monthly Totals: 101- -55120-415-55010					1,652.94	0.00	1,652.94
06/27/2023	294982	294982	CD	Columbia Power & Water Sys	2,372.77	0.00	2,372.77
Monthly Totals: 101- -55120-415-55010					2,372.77	0.00	2,372.77

Fund: 101 General

Account Number : 101- -55120-425 Animal Shelter - Gasoline

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	715.00	0.00	715.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	792.00	0.00	1,507.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	780.00	0.00	2,287.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	918.00	0.00	3,205.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	925.00	0.00	4,130.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	728.00	0.00	4,858.00
Monthly Totals: 101- -55120-425					4,858.00	0.00	4,858.00

Fund: 101 General

Account Number : 101- -55120-425-55010 Animal Shelter - Gasoline - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	68.00	0.00	68.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	13.00	0.00	81.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	180.00	0.00	261.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	185.00	0.00	446.00
04/13/2023	293212	293212	CD	Maury Co Central Maintenance	75.00	0.00	521.00
Monthly Totals: 101- -55120-425-55010					521.00	0.00	521.00

Fund: 101 General

Account Number : 101- -55120-434-55010 Animal Shelter - Natural Gas - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
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Fund: 101 General

Account Number : 101- -55120-434-55010 Animal Shelter - Natural Gas - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/27/2023	294967	294967	CD	AMERIGAS PROPANE LP	2,035.52	0.00	2,035.52
Monthly Totals: 101- -55120-434-55010					2,035.52	0.00	2,035.52

Fund: 101 General

Account Number : 101- -55120-435 Animal Shelter - Office Supplies

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/08/2023	294580	294580	CD	Amazon Capital Services Inc	88.00	0.00	88.00
Monthly Totals: 101- -55120-435					88.00	0.00	88.00

Fund: 101 General

Account Number : 101- -55120-435-55010 Animal Shelter - Office Supplies - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293172	293172	CD	Amazon Capital Services Inc	90.80	0.00	90.80
Monthly Totals: 101- -55120-435-55010					90.80	0.00	90.80
06/06/2023	294498	294498	CD	Amazon Capital Services Inc	251.69	0.00	251.69
Monthly Totals: 101- -55120-435-55010					251.69	0.00	251.69

Fund: 101 General

Account Number : 101- -55120-451 Animal Shelter - Uniforms

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293172	293172	CD	Amazon Capital Services Inc	470.77	0.00	470.77
Monthly Totals: 101- -55120-451					470.77	0.00	470.77
06/06/2023	294498	294498	CD	Amazon Capital Services Inc	98.98	0.00	98.98
Monthly Totals: 101- -55120-451					98.98	0.00	98.98

Fund: 101 General

Account Number : 101- -55120-454-55010 Animal Shelter - Water And Sewer - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/25/2023	293388	293388	CD	Columbia Power & Water Sys	772.30	0.00	772.30

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Fund: 101 General

Account Number : 101- -55120-454-55010 Animal Shelter - Water And Sewer - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-454-55010					772.30	0.00	772.30
05/25/2023	294174	294174	CD	Columbia Power & Water Sys	806.00	0.00	806.00
Monthly Totals: 101- -55120-454-55010					806.00	0.00	806.00
06/27/2023	294982	294982	CD	Columbia Power & Water Sys	1,033.30	0.00	1,033.30
Monthly Totals: 101- -55120-454-55010					1,033.30	0.00	1,033.30

Fund: 101 General

Account Number : 101- -55120-499-55010 Animal Shelter - Other Supplies And Materials - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
06/30/2023	295080	295080	CD	Amazon Capital Services Inc	578.03	0.00	578.03
Monthly Totals: 101- -55120-499-55010					578.03	0.00	578.03

Fund: 101 General

Account Number : 101- -55120-499-55018 Animal Shelter - Other Supplies And Materials - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/13/2023	293189	293189	CD	COVETRUS NORTH AMERICA	681.87	0.00	681.87
04/13/2023	293189	293189	CD	COVETRUS NORTH AMERICA	298.73	0.00	980.60
04/13/2023	293225	293225	CD	Zoetis US, LLC	202.50	0.00	1,183.10
04/13/2023	293225	293225	CD	Zoetis US, LLC	267.75	0.00	1,450.85
Monthly Totals: 101- -55120-499-55018					1,450.85	0.00	1,450.85
05/02/2023	293550	293550	CD	COVETRUS NORTH AMERICA	1,562.79	0.00	1,562.79
05/02/2023	293550	293550	CD	COVETRUS NORTH AMERICA	1,847.52	0.00	3,410.31
05/02/2023	293550	293550	CD	COVETRUS NORTH AMERICA	323.96	0.00	3,734.27
05/02/2023	293591	293591	CD	Midwest Veterinary Supply, Inc	64.28	0.00	3,798.55
05/02/2023	293591	293591	CD	Midwest Veterinary Supply, Inc	301.71	0.00	4,100.26
05/02/2023	293591	293591	CD	Midwest Veterinary Supply, Inc	146.67	0.00	4,246.93
05/02/2023	293591	293591	CD	Midwest Veterinary Supply, Inc	95.38	0.00	4,342.31
05/02/2023	293625	293625	CD	Wedgewood Village Pharmacy Inc	304.50	0.00	4,646.81
05/02/2023	293626	293626	CD	Zoetis US, LLC	374.00	0.00	5,020.81

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Fund: 101 General

Account Number : 101- -55120-499-55018

Animal Shelter - Other Supplies And Materials - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-499-55018					5,020.81	0.00	5,020.81
06/08/2023	294598	294598	CD	COVETRUS NORTH AMERICA	28.35	0.00	28.35
06/08/2023	294598	294598	CD	COVETRUS NORTH AMERICA	496.92	0.00	525.27
06/08/2023	294598	294598	CD	COVETRUS NORTH AMERICA	9.69	0.00	534.96
06/08/2023	294613	294613	CD	Midwest Veterinary Supply, Inc	660.75	0.00	1,195.71
06/08/2023	294613	294613	CD	Midwest Veterinary Supply, Inc	947.31	0.00	2,143.02
06/08/2023	294627	294627	CD	Wedgewood Village Pharmacy Inc	329.50	0.00	2,472.52
06/08/2023	294627	294627	CD	Wedgewood Village Pharmacy Inc	59.75	0.00	2,532.27
06/08/2023	294630	294630	CD	Zoetis US, LLC	1,828.60	0.00	4,360.87
06/13/2023	294694	294694	CD	FIRST HORIZON BANK	255.00	0.00	4,615.87
06/30/2023	295088	295088	CD	COVETRUS NORTH AMERICA	43.12	0.00	4,658.99
06/30/2023	295088	295088	CD	COVETRUS NORTH AMERICA	741.60	0.00	5,400.59
06/30/2023	295101	295101	CD	Maury Co Veterinary Hospital	128.97	0.00	5,529.56
06/30/2023	295103	295103	CD	Midwest Veterinary Supply, Inc	113.57	0.00	5,643.13
06/30/2023	295103	295103	CD	Midwest Veterinary Supply, Inc	993.54	0.00	6,636.67
06/30/2023	295103	295103	CD	Midwest Veterinary Supply, Inc	460.71	0.00	7,097.38
06/30/2023	295103	295103	CD	Midwest Veterinary Supply, Inc	645.64	0.00	7,743.02
06/30/2023	295109	295109	CD	Zoetis US, LLC	1,774.75	0.00	9,517.77
Monthly Totals: 101- -55120-499-55018					9,517.77	0.00	9,517.77

Fund: 101 General

Account Number : 101- -55120-524

Animal Shelter - Training, In-Service, Staff Development

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/11/2023	293937	293937	CD	FIRST HORIZON BANK	850.00	0.00	850.00
Monthly Totals: 101- -55120-524					850.00	0.00	850.00

Fund: 101 General

Account Number : 101- -55120-524-55010

Animal Shelter - Training, In-Service, Staff Development - Animal

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/11/2023	293937	293937	CD	FIRST HORIZON BANK	0.00	0.00	0.00

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Fund: 101 General

Account Number : 101- -55120-524-55010

Animal Shelter - Training, In-Service, Staff Development - Animal

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
Monthly Totals: 101- -55120-524-55010					0.00	0.00	0.00

Fund: 101 General

Account Number : 101- -55120-790

Animal Shelter - Other Equipment

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
05/25/2023	294198	294198	CD	UNITED FARM AND HOME COOPERATIVE	429.50	0.00	429.50
Monthly Totals: 101- -55120-790					429.50	0.00	429.50
06/08/2023	294580	294580	CD	Amazon Capital Services Inc	797.99	0.00	797.99
06/13/2023	294701	294701	CD	Lowe's Companies Inc CM	211.50	0.00	1,009.49
06/13/2023	294706	294706	CD	Midwest Veterinary Supply, Inc	1,300.58	0.00	2,310.07
06/15/2023	294741	294741	CD	Amazon Capital Services Inc	8.95	0.00	2,319.02
Monthly Totals: 101- -55120-790					2,319.02	0.00	2,319.02

Fund: 101 General

Account Number : 101- -55120-790-55010

Animal Shelter - Other Equipment - Animal Shelter

Date	Trans #	Reference #	Type	Transaction Description	Debits	Credits	Balance
04/03/2023	529		JE	Correct CD#289926	234.35	0.00	234.35
Monthly Totals: 101- -55120-790-55010					234.35	0.00	234.35
05/02/2023	293622	293622	CD	UNITED FARM AND HOME COOPERATIVE	365.00	0.00	365.00
Monthly Totals: 101- -55120-790-55010					365.00	0.00	365.00

Fund Totals:	101				232,239.61	557.56	
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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Donna Osmon, Senior Administrative Assistant, dosmon@columbiatn.com, 931-560-1472

AGENDA ITEM TITLE: APPROVE THE SOLE SOURCE USE OF UNITED WASTE HAULERS FOR DISPOSAL OF GARBAGE AND BULKY ITEMS.

RECOMMENDATION: Approve the sole source use of United Waste Haulers for disposal of garbage and bulky items.

INFORMATION: Public Works is currently disposing of bulky items at United Waste Haulers in Mt. Pleasant, TN, due to the limited space available at Maury County Solid Waste. United Waste Haulers will increase their rate by \$2.00 per ton to \$50.50 per ton, effective July 01, 2023. During times that Maury County Solid Waste is closed due to lack of space, we will also take residential and commercial trash to United Waste Haulers. United Waste Haulers is the closest entity that will accept bulky items without assessing a premium fee for large items. The estimated cost of bulky and trash disposal through United Waste Haulers will be \$220,000.00.

CERTIFICATION:

ATTACHMENTS: United Waste Haulers price increase



United Waste Haulers of Tennessee, LLC.

8000 Mount Joy Road
Mount Pleasant, Tennessee 38474
United States

+1 931-987-3000
support@unitedwastehaulers.net
www.UnitedWasteHaulers.net

29 June 2023

Dear Recipient,

The City of Columbia is a current customer of United Waste Haulers of TN, LLC. Due to the rising overhead costs, there will be a \$2.00 increase in the disposal rate for the City of Columbia, effective July 01, 2023.

The new disposal rate for the City of Columbia will be \$50.50 per ton.

If you have any questions, please feel free to contact me anytime.

As always, we appreciate the partnership we have with the City of Columbia!

Warm regards,

Michael A. Papineau

General Manager

United Waste Haulers of TN, LLC.

mikep@unitedwastehaulers.net

931.987.3000



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Donna Osmon, Senior Administrative Assistant, dosmon@columbiatn.com, 931-560-1472

AGENDA ITEM TITLE: APPROVE THE PURCHASE OF A 2023 AUTOMATED SIDE LOAD GARBAGE TRUCK
USING SOURCEWELL CONTRACT - \$378,091.60

RECOMMENDATION: Approve purchase of a garbage truck from Environmental Products Group using Sourcewell Contract # 091219-LEG and # RFP 060920 in the amount of \$378,091.60.

INFORMATION: Sourcewell, a purchasing cooperative, has contract # 091219-LEG with Labrie Environmental Group for the body and contract # RFP 060920 with Autocar for the chassis of a 2023 Autocar ACX64 automated side load garbage truck. The truck is being sold by Environmental Products Group, Inc. The body is equipped with hopper, work light package, 4 (four) cameras and in-cab color monitor. This truck will be an addition to our current fleet and will be used for residential trash collection.

CERTIFICATION:

ATTACHMENTS: Labrie-EPG Quote; Sourcewell contract-Autocar; Sourcewell contract - Labrie; Labrie proposal summary; Autocar specs; letter of intent; staff report



Seller

Labrie Environmental Group
175-B Rte Marie Victorin
Lévis, Québec
Canada
G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegrup.com

QUOTE FORM		
Quote # / Rev. #	Reference #	Quoted Date
2310 / 0		2023-07-14
Price List / Currency	Terms	Quote Valid Until
2023-B-SW / USD	Net 30 Days	2023-09-12
Regional Sales Manager	Customer Service Rep.	Product Specialist
Craig Williams	Tracie Mauthe	Kevin Guimont
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

SOLD TO	SHIP TO	END CLIENT
Environmental Products Group Inc. 4410 Wendell Dr SW Atlanta, GA 30336 United States Email : Phone : 813-267-2968	Environmental Products Group Inc. 4410 Wendell Dr SW Atlanta, GA 30336 United States Email : Phone :	City of Columbia 700 North Garden Street Columiba, TN 38401 United States

CHASSIS INFORMATION

Chassis Provided By :	Supplied by Customer	Engine Make :	Cummins
Chassis Manufacturer :	Autocar	Engine Model :	L9
Chassis Model :	ACX	Engine Power :	360 HP
Cab Style :	Cab Over	Engine Torque :	1150 LB-FT @ 1200 RPM
Drivetrain :	6X4	Transmission Make :	Allison
Auxiliary Axle :	Without Auxiliary Axle	Transmission Model :	RDS 4000 Series WTEC 4 & 5
CNG System Upon Arrival :	Without	Transmission Type :	Automatic Transmission
Driving Configuration at Delivery :	Sit-Down from Company on Streetside + Sit-Down from Company on Curbside		
Chassis Delivery Address :	USA: 1198 Shattuck Industrial Blvd., Lafayette, GA 30728		

COLOR INFORMATION

Cab Color :	White from Factory	Cab Color Code :	To Be Confirmed, , ,
Body Color :	White	Body Color Code :	To Be Confirmed, , ,
Chassis Color :	Black from Factory	Chassis Color Code :	Code NOT Required
Paint Scheme Number :	Without	Match Cab :	Yes

CARTS INFORMATION

Cart Make :	Without or NOT Required	Cart Type :	Without or NOT Required
Cart Capacity :	Without or NOT Required		

BODY CONFIGURATION

Body Model :	Automizer TTD (Tip to Dump)	Total Capacity :	31yd ³ (27+4)
Arm Model :	Single Right-Hand (Curb)	Body Capacity :	27yd ³
Body Type :	Standard	Tailgate Capacity :	4yd ³
Body Division :	Without Divison		

BASE PRICE 290,940.00\$

OPTIONS

#	Category	Option Description	Price
2	Lifting	ALHG-STD01 Standard Height Gripper	0.00 \$
3	Lifting	AGRA-0010 Heavy Duty Arm & Gripper, "32 to 95 US gal"	7,300.00 \$
4	Lifting	EAOA-STD01 Arm out alarm at 6 km/h - 4 mph	0.00 \$
5	Lifting	AGSS-0000 Spill shield on Gripper	860.00 \$



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Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

#	Category	Option Description	Price
6	Hopper Area	BCPH-0000 Crusher Panel (1)	8,660.00 \$
7	Hopper Area	QUSS-0000 Crusher Panel Full Width	0.00 \$
8	Hopper Area	HAPT-STD01 RAM Type Packer Panel	0.00 \$
9	Hopper Area	BRTB-0000 Retainer Teeth Under Breaker Bar	1,000.00 \$

#	Category	Option Description	Price
10	Consoles & Controls	AAAC-0050 Auxiliary Arm Controls Inside Cab on Curbside	2,220.00 \$
11	Consoles & Controls	AAJC-STD01 Single Arm Joystick NON-Moveable	0.00 \$
12	Consoles & Controls	APJC-0000 Packer Control on Joystick	620.00 \$
13	Consoles & Controls	ACJC-0000 Crusher Panel Control on Joystick	620.00 \$

#	Category	Option Description	Price
14	Hydraulic	HCON-STD01 JIC	0.00 \$
15	Hydraulic	HHOC-0000 Hydraulic Oil Cooler	7,300.00 \$
16	Hydraulic	CCPM-STD02 Dual Pump Denison T6DC Work-at-Idle (Front)	0.00 \$
17	Hydraulic	CHFT-STD02 Hydraulic Tank Mounted on Chassis	0.00 \$
18	Hydraulic	HHPG-0000 Hydraulic Pressure Gauge for Main Valve with Quick Coupler	260.00 \$
19	Hydraulic	EBCV-STD01 Pneumatic Over Hydraulic Body Main Valve	0.00 \$

#	Category	Option Description	Price
20	Accessories	BCOT-0000 Broom and Shovel Front of Hopper on Curbside & Hoe Front of Hopper on Streetside	840.00 \$
21	Accessories	BBTS-STD01 Standard Tailgate Seal	0.00 \$

#	Category	Option Description	Price
22	Lighting	LWLK-0025 Work Light Package - LED (2)	1,460.00 \$
23	Lighting	WL01-0000 Hopper Streetside (1)	0.00 \$
24	Lighting	WL03-0000 Curbside Post (3)	0.00 \$

#	Category	Option Description	Price
25	Electronic	CCCC-0043 Triple Safety Vision Camera (3) With Heater/With Shutter	10,380.00 \$
26	Electronic	CL01-0000 Tailgate Center 2/3 (1) - Pointing Back	0.00 \$
27	Electronic	CL04-0000 Hopper Streetside (4) - Pointing Curbside	0.00 \$
28	Electronic	CL35-0000 Top of Right-Hand Arm (35) - Pointing Curbside	560.00 \$
29	Electronic	CCCM-INC02 Safety Vision 7" Color Monitor #SV-CP4-HYB (Exclusively for External Recorders OBSERVER HVR Series)	0.00 \$
30	Electronic	CCML-INC01 On Ceiling, Centered, Near the Windshield (If Possible)	0.00 \$
31	Electronic	AGCD-0000 Cart/Container Counting Device on Arm(s)	620.00 \$

#	Category	Option Description	Price
32	Electrical	ESYV-STD01 12V Body Electrical System	0.00 \$

#	Category	Option Description	Price
33	Service & Maintenance	BRLS-0000 Ground Level Grease Point for Follower Panel Rollers (Centralized)	1,920.00 \$
34	Service & Maintenance	BPLS-0000 Ground Level Grease Points for Packer Rails (Centralized)	1,520.00 \$
35	Service & Maintenance	BALS-0010 Ground Level Grease Points for Tailgate (Centralized) & Hopper Door(s)	2,620.00 \$



Seller

Labrie Environmental Group

175-B Rte Marie Victorin

Lévis, Québec

Canada

G7A 2T3

Phone : 418-831-8250
Toll-Free : 1-800-463-6638
Website : www.labriegroup.com

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Craig Williams	Tracie Mauthe	Kevin Guimont
Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

#	Category	Option Description	Price
36	Structure, Liners & Materials	BSFL-0020 Body floor liner Full Length x 4mm (0.160") - Hardox 450	5,620.00 \$
37	Structure, Liners & Materials	BHWS-0000 Hopper Floor Liner 1/4" - Hardox 450	2,400.00 \$
38	Structure, Liners & Materials	BHSL-0000 Hopper Side Wall Liners 4mm (0.160") - Hardox 450	1,780.00 \$

#	Category	Option Description	Price
39	Unit Appearance	PCBP-STD01 Urethane Body Paint	0.00 \$
40	Unit Appearance	UAPP-STD01 One (1) Coat of Urethane Primer	0.00 \$
41	Unit Appearance	PCCP-STD01 Paint Chassis Components same Color as Chassis	0.00 \$
42	Unit Appearance	BASA-STD01 Rubber Mud Guards - Rear of Rear Axle	0.00 \$
43	Unit Appearance	BASR-0000 Anti-sail Bars on Rear Mud Guards (Rear Wheels)	340.00 \$
44	Unit Appearance	BASN-STD01 Mud Guards with Labrie Logo	0.00 \$
45	Unit Appearance	BODL-STD01 Informative Decals English	0.00 \$

#	Category	Option Description	Price
46	Chassis	CFTD-STD01 Diesel Tank from Company or CNG/Electric	0.00 \$

SUBTOTAL OPTIONS : 58,900.00\$

NON-STANDARD OPTIONS

SUBTOTAL NON-STANDARD OPTIONS : 0.00\$

COMMENTS

End-User: City of Colombia, TN
FOB to Memphis, TN



Seller

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Opportunity Type	Carrier	Departure Region
SW End Client	To Be Determined	LaFayette, GA, US

Expected Delivery Date :		Subtotal Base Price and Options :	349,840.00 \$
		Discount (51.00%) :	178,418.40 \$
		Subtotal Base Price and Options (Net) :	171,421.60 \$
		Body Miscellaneous Charge #1 :	0.00 \$
		Body Miscellaneous Charge #2 :	0.00 \$
		Body Miscellaneous Charge #3 :	0.00 \$
		Sourcewell Fee :	0.00 \$
		Material Surcharge :	7,000.00 \$
		Extended Warranty :	0.00 \$
		Extended Warranty Other :	0.00 \$
		Additional Trade Discount :	0.00 \$
		Subtotal Body (Net) :	178,421.60 \$
		Chassis Price :	197,486.00 \$
		Subtotal Unit (Net) :	375,907.60 \$
		FET (12%) :	0.00 \$
		Change Fee #1 :	0.00 \$
		Change Fee #2 :	0.00 \$
		EV Fee :	0.00 \$
		Miscellaneous Charge #1 :	0.00 \$
		Miscellaneous Charge #2 :	0.00 \$
		Miscellaneous Charge #3 :	0.00 \$
		Freight Charges :	2,184.00 \$
		Total Unit (Net) :	378,091.60 \$
		Number of Units :	1
		Grand Total :	378,091.60 \$
		Currency :	USD

Chassis Terms (if applicable) :

Net on delivery for release of MSO.

Weight Distribution:

Quotes and pricing are subject to changes according to WD analysis which can alter specs.

Upon receipt of PO and chassis specs, WD will be conducted and a confirmation of acceptance will be issued.

Taxes :

Not Included.

Disclaimer :

It is the quoting distributor's responsibility to verify the accuracy of this quote versus the specifications for the body and chassis.

Labrie Environmental Group will not be responsible for any price differential between this quotation and what is required by the provided specifications. Interest fees on past due account of 1.5% per month (18% annual). Price list subject to change at all time due to the steel price index.

Labrie Environmental Group (LEG) does not accept floorplan charges, back charges, liquidated damages or third-party claims for any reason or cause, whether expressed or implied by specifications or other form of communication, including purchase order terms and conditions unless approved in writing by CEO or CFO at time of quotation.

Labrie Environmental Group (LEG) and/or seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic.

Labrie Representative :

Customer : Environmental Products Group Inc.

**Solicitation Number: RFP #060920****CONTRACT**

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Autocar Truck, LLC/Autocar Industries LLC, 4680 Pinson Valley Parkway, Birmingham, AL 35215 (Vendor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada.

Vendor desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

- A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.
- B. **EXPIRATION DATE AND EXTENSION.** This Contract expires August 1, 2024, unless it is cancelled sooner pursuant to Article 24. This Contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by Vendor.
- C. **SURVIVAL OF TERMS.** Articles 11 through 16 survive the expiration or cancellation of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

- A. **EQUIPMENT, PRODUCTS, OR SERVICES.** Vendor will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Vendor's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new/current model. Vendor may offer close-out or refurbished Equipment or Products if they are clearly indicated in

Vendor's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. **WARRANTY.** Vendor warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Vendor warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Vendor's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the Vendor's warranty will be passed on to the Participating Entity.

C. **DEALERS, DISTRIBUTORS, AND/OR RESELLERS.** Upon Contract execution, Vendor will make available to Sourcewell a means to validate or authenticate Vendor's authorized dealers, distributors, and/or resellers relative to the Equipment, Products, and Services related to this Contract. This list may be updated from time-to-time and is incorporated into this Contract by reference. It is the Vendor's responsibility to ensure Sourcewell receives the most current version of this list.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced as stated in Vendor's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. **SHIPPING AND SHIPPING COSTS.** All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Vendor must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery.

Vendor must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcwell may declare the Vendor in breach of this Contract if the Vendor intentionally delivers substandard or inferior Equipment or Products. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Vendor as soon as possible and the Vendor will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

B. SALES TAX. Each Participating Entity is responsible for supplying the Vendor with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Vendor may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Vendor determines it will offer Hot List Pricing, it must be submitted electronically to Sourcwell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcwell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Vendor may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcwell Price and Product Change Request Form to the assigned Sourcwell Contract Administrator. This form is available from the assigned Sourcwell Contract Administrator. At a minimum, the request must:

- Identify the applicable Sourcwell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcwell Price and Product Request Form will be become an amendment to this Contract and be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcwell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcwell during such time of access. Vendor understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Vendor is responsible for familiarizing its sales and service forces with Sourcwell contract use eligibility requirements and documentation and will encourage potential members to join Sourcwell. Sourcwell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Vendor's employees may be required to perform work at government-owned facilities, including schools. Vendor's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Vendor that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcwell and Vendor. Typically, a Participating Entity will issue an order directly to Vendor. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcwell contract number. All Participating Entity orders under this Contract must be issued prior to expiration of this Contract; however, Vendor performance, Participating Entity payment, and any applicable warranty periods or other Vendor or Participating Entity obligations may extend beyond the term of this Contract.

Vendor's acceptable forms of payment are included in Attachment A. Participating Entities will be solely responsible for payment and Sourcwell will have no liability for any unpaid invoice of any Participating Entity.

B. **ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM.** Additional terms and conditions to a purchase order may be negotiated between a Participating Entity and Vendor, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum; the terms of which will be worked out directly between the Participating Entity and the Vendor. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. **PERFORMANCE BOND.** If requested by a Participating Entity, Vendor will provide a performance bond that meets the requirements set forth in the Participating Entity's order.

D. **SPECIALIZED SERVICE REQUIREMENTS.** In the event that the Participating Entity requires service or specialized performance requirements (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements) not addressed in this Contract, the Participating Entity and the Vendor may enter into a separate, standalone agreement, apart from this Contract. Sourcwell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

E. **TERMINATION OF ORDERS.** Participating Entities may terminate an order, in whole or in part, immediately upon notice to Vendor in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the goods to be purchased;
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements; or
3. Vendor commits any material breach of this Contract or the additional terms agreed to between the Vendor and a Participating Entity.

F. **GOVERNING LAW AND VENUE.** The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. **PRIMARY ACCOUNT REPRESENTATIVE.** Vendor will assign an Account Representative to Sourcwell for this Contract and must provide prompt notice to Sourcwell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcwell and Participating Entity inquiries; and
- Business reviews to Sourcwell and Participating Entities, if applicable.

B. **BUSINESS REVIEWS.** Vendor must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. **CONTRACT SALES ACTIVITY REPORT.** Each calendar quarter, Vendor must provide a contract sales activity report (Report) to the Sourcewell Contract Administrator assigned to this Contract. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Vendor must submit a report indicating no sales were made).

The Report must contain the following fields:

- Customer Name (e.g., City of Staples Highway Department);
- Customer Physical Street Address;
- Customer City;
- Customer State/Province;
- Customer Zip Code;
- Customer Contact Name;
- Customer Contact Email Address;
- Customer Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Vendor.

B. **ADMINISTRATIVE FEE.** In consideration for the support and services provided by Sourcewell, the Vendor will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Vendor may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Vendor will submit a check payable to Sourcewell for the administrative fee amount stated in the Proposal multiplied by the total number of trucks purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Sourcewell-assigned contract number in the memo and must be mailed to the address above "Attn: Accounts Receivable." Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Vendor agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Vendor is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Vendor in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Vendor's Authorized Representative is the person named in the Vendor's Proposal. If Vendor's Authorized Representative changes at any time during this Contract, Vendor must promptly notify Sourcewell in writing.

10. ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. **ASSIGNMENT.** Neither the Vendor nor Sourcewell may assign or transfer any rights or obligations under this Contract without the prior consent of the parties and a fully executed assignment agreement. Such consent will not be unreasonably withheld.

B. **AMENDMENTS.** Any amendment to this Contract must be in writing and will not be effective until it has been fully executed by the parties.

C. **WAIVER.** If either party fails to enforce any provision of this Contract, that failure does not waive the provision or the right to enforce it.

D. **CONTRACT COMPLETE.** This Contract contains all negotiations and agreements between Sourcewell and Vendor. No other understanding regarding this Contract, whether written or oral, may be used to bind either party.

E. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. LIABILITY

Vendor must indemnify, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees, arising out of the performance of this Contract by the Vendor or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused

by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications.

12. AUDITS

Sourcwell reserves the right to review the books, records, documents, and accounting procedures and practices of the Vendor relevant to this Contract for a minimum of 6 years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

13. GOVERNMENT DATA PRACTICES

Vendor and Sourcwell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcwell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Vendor under this Contract.

If the Vendor receives a request to release the data referred to in this article, the Vendor must immediately notify Sourcwell and Sourcwell will assist with how the Vendor should respond to the request.

14. INDEMNIFICATION

As applicable, Vendor agrees to indemnify and hold harmless Sourcwell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcwell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcwell or its Participating Entities supplied by Vendor in violation of applicable patent or copyright laws.

15. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
 - a. Sourcwell grants to Vendor a royalty-free, worldwide, non-exclusive right and license to use the Trademark(s) provided to Vendor by Sourcwell in advertising and promotional materials for the purpose of marketing Sourcwell's relationship with Vendor.
 - b. Vendor grants to Sourcwell a royalty-free, worldwide, non-exclusive right and license to use Vendor's Trademarks in advertising and promotional materials for the purpose of marketing Vendor's relationship with Sourcwell.
2. *Limited Right of Sublicense.* The right and license granted herein includes a limited right of each party to grant sublicenses to its and their respective distributors, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and

promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. Use; Quality Control.

- a. Sourcewell must not alter Vendor's Trademarks from the form provided by Vendor and must comply with Vendor's removal requests as to specific uses of its trademarks or logos.
- b. Vendor must not alter Sourcewell's Trademarks from the form provided by Sourcewell and must comply with Sourcewell's removal requests as to specific uses of its trademarks or logos.
- c. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's Trademarks only in good faith and in a dignified manner consistent with such party's use of the Trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. Termination. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of vendors which may be used until the next printing). Vendor must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. **PUBLICITY.** Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Vendor individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. **MARKETING.** Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Materials should be sent to the Sourcewell Contract Administrator assigned to this Contract.

D. **ENDORSEMENT.** The Vendor must not claim that Sourcewell endorses its Equipment, Products, or Services.

16. GOVERNING LAW, JURISDICTION, AND VENUE

Minnesota law governs this Contract. Venue for all legal proceedings out of this Contract, or its breach, must be in the appropriate state court in Todd County or federal court in Fergus Falls, Minnesota.

17. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

18. SEVERABILITY

If any provision of this Contract is found to be illegal, unenforceable, or void then both Sourcewell and Vendor will be relieved of all obligations arising under such provisions. If the remainder of this Contract is capable of performance, it will not be affected by such declaration or finding and must be fully performed.

19. PERFORMANCE, DEFAULT, AND REMEDIES

A. **PERFORMANCE.** During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Vendor will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Vendor may escalate the resolution of the issue to a higher level of management. The Vendor will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Vendor must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Vendor fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed will be borne by the Vendor.

B. **DEFAULT AND REMEDIES.** Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

Written notice of default and a reasonable opportunity to cure must be issued by the party claiming default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

20. INSURANCE

A. REQUIREMENTS. At its own expense, Vendor must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

\$500,000 each accident for bodily injury by accident

\$500,000 policy limit for bodily injury by disease

\$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Vendor will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

\$1,000,000 each occurrence Bodily Injury and Property Damage

\$1,000,000 Personal and Advertising Injury

\$2,000,000 aggregate for Products-Completed operations

\$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Vendor will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:

\$1,000,000 each accident, combined single limit

4. *Umbrella Insurance.* During the term of this Contract, Vendor will maintain umbrella coverage over Workers' Compensation, Commercial General Liability, and Commercial Automobile.

Minimum Limits:

\$2,000,000

5. *Professional/Technical, Errors and Omissions, and/or Miscellaneous Professional Liability.* During the term of this Contract, Vendor will maintain coverage for all claims the Vendor may become legally obligated to pay resulting from any actual or alleged negligent act, error, or omission related to Vendor's professional services required under this Contract.

Minimum Limits:

\$2,000,000 per claim or event

\$2,000,000 – annual aggregate

6. *Network Security and Privacy Liability Insurance.* During the term of this Contract, Vendor will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Vendor's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:

\$2,000,000 per occurrence

\$2,000,000 annual aggregate

Failure of Vendor to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Vendor must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Contract Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. All policies must include there will be no cancellation, suspension, non-renewal, or reduction of coverage without 30 days' prior written notice to the Vendor.

Upon request, Vendor must provide to Sourcewell copies of applicable policies and endorsements, within 10 days of a request. Failure to request certificates of insurance by Sourcewell, or failure of Vendor to provide certificates of insurance, in no way limits or relieves Vendor of its duties and responsibilities in this Contract.

C. **ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE.** Vendor agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Vendor's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Vendor, and products and completed operations of Vendor. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. **WAIVER OF SUBROGATION.** Vendor waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Vendor or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Vendor or its subcontractors. Where permitted by law, Vendor must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. **UMBRELLA/EXCESS LIABILITY.** The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

F. **SELF-INSURED RETENTIONS.** Any self-insured retention in excess of \$10,000 is subject to Sourcewell's approval.

21. COMPLIANCE

A. **LAWS AND REGULATIONS.** All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. **LICENSES.** Vendor must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Vendor conducts with Sourcewell and Participating Entities.

22. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Vendor certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Vendor declares bankruptcy, Vendor must immediately notify Sourcewell in writing.

Vendor certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs

operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Vendor further warrants that it will provide immediate written notice to Sourcwell if this certification changes at any time.

23. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may also require additional requirements based on specific funding specifications. Within this Article, all references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Vendor’s Equipment, Products, or Services with United States federal funds.

A. **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 C.F.R. § 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” The equal opportunity clause is incorporated herein by reference.

B. **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, “Contractors and Subcontractors on Public Building or Public Work

Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Vendor must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Vendor certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Vendors must file any required certifications. Vendors must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Vendors must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Vendors must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Vendor must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Vendor further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Vendor must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Vendor must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Vendor agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Vendor that are directly pertinent to Vendor's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right

also includes timely and reasonable access to Vendor's personnel for the purpose of interview and discussion relating to such documents.

L. **PROCUREMENT OF RECOVERED MATERIALS** (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

24. CANCELLATION

Sourcwell or Vendor may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcwell may cancel this Contract immediately upon discovery of a material defect in any certification made in Vendor's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcwell

DocuSigned by:
By: Jeremy Schwartz
C0FD2A139D06489...
Jeremy Schwartz
Title: Director of Operations &
Procurement/CPO
Date: 7/30/2020 | 5:40 PM CDT

Autocar Truck, LLC/Autocar Industries LLC

DocuSigned by:
By: Hilton Diamond
81FA2730257C4EC...
Hilton Diamond
Title: CFO
Date: 8/28/2020 | 3:46 PM CDT

Approved:

DocuSigned by:
By: Chad Coquette
7E42B8F817A64CC...
Chad Coquette
Title: Executive Director/CEO
Date: 8/28/2020 | 3:48 PM CDT

RFP 060920 - Class 4-8 Chassis with Related Equipment, Accessories, and Services

Vendor Details

Company Name: Autocar Truck, LLC
Address: 4680 Pinson Valley Parkway
Birmingham, AL 35215
Contact: Craig Teune
Email: cteune@autocartruck.com
Phone: 765-489-5499
HST#: 36-4429858

Submission Details

Created On: Wednesday April 29, 2020 15:49:53
Submitted On: Wednesday June 03, 2020 12:06:51
Submitted By: Craig Teune
Email: cteune@autocartruck.com
Transaction #: eb0b4eb0-a41d-4379-8da6-04f2d171c056
Submitter's IP Address: 73.110.1.6

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Please do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; mark "NA" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (and applicable d/b/a, if any):	Autocar Truck, LLC/ Autocar Industries LLC	*
2	Proposer Address:	4680 Pinson Valley Parkway, Birmingham, AL 35215	*
3	Proposer website address:	www.autocartruck.com	*
4	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Hilton Diamond-CFO or Craig Teune-Director of Sales Application, 4680 Pinson Valley Parkway, Birmingham, AL 35215, cteune@autocartruck.com, 765-545-0539	*
5	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Craig Teune, Director of Sales Application, 4680 Pinson Valley Parkway, Birmingham, AL 35215, cteune@autocartruck.com, 765-545-0539	*
6	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	David Wright, Sr. VP of Fleet Sales, 4680 Pinson Valley Parkway, Birmingham, AL 35215, dwright@autocartruck.com, 765-602-3466	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	
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7	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Autocar was founded in 1897 as a "tech startup" in Pittsburgh and is the oldest motor vehicle brand in the Western Hemisphere, older even than Buick, Cadillac, or Ford. Autocar quickly became an innovative pioneer in the new automotive industry and built America's first motor truck, in 1899. Many innovations common in all cars and trucks were first introduced by Autocar, such as the drive shaft and oil circulating through an engine. Autocar #1 is in the Smithsonian National Museum of American History. Autocar's dedication to meeting severe-duty customers' needs led to leadership in building trucks of all kinds, including refuse trucks for waste haulers all across the United States. Autocar was among the first to build trucks to handle dumpsters, even in the 1930s. Autocar built a whole fleet of early elevator body trucks for New York City, the precursors to today's compactor bodies. Autocar was also an innovator in engines and introduced some of the earliest trucks powered by reliable, high-torque Cummins Diesel engines. For the past 19 years, Autocar has been 100% American-owned by GVW Group and every Autocar is built by American hands at our facilities in Birmingham, Alabama or Hagerstown, Indiana. Today, Autocar is the only American truck manufacturer focused on trucks for severe-duty vocational applications. But above all, Autocar is focused on our customers: We don't just build trucks, we provide a complete tool - a whole system - that helps our customers to be more successful and to achieve their challenging objectives. Autocar is totally different. Our success competing against companies 100 times our size is driven by our different approach to every aspect of our – and our customers' – business. The most important is our guiding principal, posted everywhere around our facilities: "The Customer is Our Boss". We have shaped every business activity in Autocar to make this principal a reality: ■ We define our customers differently ■ We build relationships with our customer differently ■ We work with and sell to our customers differently ■ We specify our trucks differently ■ We custom-engineer our trucks differently ■ We build our trucks differently ■ We provide service, training, and warranty support differently ■ We innovate our product improvements differently As a result, Autocar has earned the right to serve hundreds of customers including most major cities in the United States and Canada, such as Chicago, Los Angeles, Houston, Miami, Baltimore, and Charlotte, most national waste-hauling fleets, and many of the largest retailers, food manufacturers, and freight logistics companies in North America. Our slogan, Always Up®, isn't just some fancy promise – it's a state of mind. Always Up means we work intimately with our customers so that every single one of our trucks is purpose-built to fit the specific needs of their business and stay in service. Always Up also means our Autocar Solutions® 24/7 service command center solves our customers' technical issues and coordinates our network of hundreds of authorized Autocar service locations across the United States and Canada.
8	What are your company's expectations in the event of an award?	Autocar Truck with a Sourcewell award will continue to market, sell and service class 7 & 8 truck chassis. We intend to grow the business year after year from the current contract we hold by aggressively marketing and promoting the new contract. The Sourcewell contract will provide an avenue for Autocar to market to all members and provide them the resource to purchase long term value over up front price and select the best vendor for their needs. The contract assures them of being able to leverage National discounted pricing while utilizing a transparent and trackable process. Having a conventional now to add to our line-up of cabover products will open many more markets in the government sector. Thru our own sales force, the salesforce of our National dealer network and the addition of a conventional cab product we see continued growth and success in the US and Canada should we be awarded this contract. We plan to promote Sourcewell to smaller and larger government agencies alike with press releases, social media, email marketing campaigns, trade shows, etc. Our sales force as well as the national dealer sales force will receive continued training and marketing materials thru not only our national and regional meetings but by attending Sourcewell regional training events.
9	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Autocar, LLC/Autocar Industries, LLC are private, closely held affiliated companies that maintain a policy of not disclosing financial statements. These affiliated companies are owned by Andrew Taitz Entities and the Autocar Management Team. The Autocar, LLC Company officers are: Andrew Taitz- CEO James M. Johnston- President Hilton Diamond- CFO Jeffrey Leeb- General Counsel and Secretary In 2019 the companies reflected net sales in excess of 400 million and total asset in excess of 150 million with no long term debt. The company continues to be cash flow positive and profitable. Attached is copy of our credit reference letter with Bank and Credit reference included as well as Federal ID and Dunns Number.

10	What is your US market share for the solutions that you are proposing?	Autocar's market share in the US was 25.9% during calendar year 2019.	*
11	What is your Canadian market share for the solutions that you are proposing?	Autocar's market share in Canada was 28.9% during calendar year 2019.	*
12	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	NO	*
13	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Manufacturer (b) Autocar is a medium and heavy duty truck manufacturer with both employees and third party dealers who sell trucks, service trucks and sell truck parts. Autocar and its part affiliate truck sales, parts sales and field service teams who are assigned to and cover specific territories and travel the entire US including Alaska and Hawaii as well as Canada. We also have inside sales and customer service teams locating in AL and IN as well as parts distribution centers in KY, PA, CA and Canada. Autocar does not own any dealerships but instead has written sales and service agreements with independent third party truck dealerships in all 50 States and all provinces of Canada. Contained in these agreements we have certain operational requirements including sales agreements, warranty repairs and use of Autocar's trademarks. Autocar has the ability to use all these channels to sell, service and market in all 50 states and all provinces in Canada. Autocar will keep its dealers well informed regarding the use and authorization to accept purchase orders pursuant to any contract resulting from this RFP, should Autocar be awarded this contract.	*
14	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	As a motor vehicle manufacturer, Autocar is required to be and is actually registered with the U.S. National Highway Transportation Safety Administration (NHTSA) and Transport Canada (TC) and obtains World Makers Identifiers (WMI's) it uses in the creation of Vehicle Identification Numbers (VIN's). Autocar certifies its products compliance with HNTSA and TC regulations as well as Green House Gas regulations, OSHA, EPA and others.	*
15	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	None	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
16	Describe any relevant industry awards or recognition that your company has received in the past five years	Autocar does directly look for or receive awards but we support several organizations and customers in sponsoring award program for our market areas. Autocar is actively participating in sponsoring industry award programs that recognize the end user for their accomplishments. These include but not limited to SWANA's Annual Safety Awards, Driver of the Year awards, Truck Rodeo's for various local SWANA chapters, etc. We also support several of our customers who have been the recipient of various awards such as City of San Antonio for 2019 Best Safety Award from SWANA and Greenville SC for Gov & Fleet Best Mid-Level Fleet Award in 2017 among others.	*
17	What percentage of your sales are to the governmental sector in the past three years	2017-28.5%, 2018- 21%, 2019- 23%	*
18	What percentage of your sales are to the education sector in the past three years	1% or less, as we do sell to some Universities who pick up trash it any amounts to a couple per year. Education sectors do not purchase volumes of class 7-8 chassis as a whole	*
19	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Autocar does not hold any contracts outside Sourcwell	*
20	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Autocar does not hold any contracts Other than Sourcwell contract #081716-ATC, Autocar is aware that some of Autocar's dealers occasionally hold cooperative purchasing contracts, and several body builders and their dealers are cooperative purchase contract holders. Due to the fact that Autocar is not the contract holder is these situations we do not have annual sales volume numbers for these. Some of the contract we are aware our dealers hold are: Florida Sheriff's Bid Texas Buy Board HGAC (Texas) VIP Voucher program in New York City Autocar has also provided pricing to Heil, McNeilus, Labrie and Newway for their awarded Sourcwell contracts.	*

Table 4: References/Testimonials

Line Item 21. Supply reference information from three customers who are eligible to be Sourcwell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Miami Dade County	Daniel Diaz-Fleet Manager	305-514-6691	*
City of Chicago	Kevin Campbell- Manager Fleet Services	312-743-3582	*
City of San Diego	Ralph Monroy-Equipment Manager	619-420-8129	*
City of Cleveland	Jeff Brown- Commissioner	216-420-8129	

Table 5: Top Five Government or Education Customers

Line Item 22. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
City of Dallas	Government	Texas - TX	Refuse vehicles	67	\$10,365,000	*
District of Columbia, DC	Government	District of Columbia - DC	Refuse vehicles	60	\$7,200,000	*
City of Houston	Government	Texas - TX	Refuse vehicles	92	\$13,800,000	*
City of Sacramento	Government	California - CA	Refuse vehicles	49	\$7,800,000	*
City of Orlando	Government	Florida - FL	Refuse vehicles	47	\$7,050,000	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
23	Sales force.	Autocar has a direct sales force of 24 full time sales persons located both at our plants and regionally located in their respective territories that cover the entire US & Canada. They live within their respective territories and have both direct contact with the end user as well as train our dealer organization on our products.	*
24	Dealer network or other distribution methods.	Autocar dealer network consist of 454 dealers of which 97 are selling dealer located in both the US and Canada. Our direct sales force works with them as well as direct with customers to promote and service Autocar products	*
25	Service force.	Autocar has 20 inside and regional located full time service to service our customers and dealers. In addition we utilize the thousands of service technicians employed by our 454 dealers to service our product supported by our 24/7 inside "solution" team for help in diagnosis and repair located at www.autocartruck.com . Always up means we support the truck from the factory direct to the customer or thru our dealer network which ever our customer's prefer.	*
26	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	We support our customers different than anyone in the industry. Customer or any one of our dealers have access thru our website (www.autocartruck.com) to the "solution" portal. We respond on average in 15 minutes during normal hours (7-7 eastern) and within 30 minutes after hours. The response is direct from our service team and designed to support the technician in anything they need, whether its diagnostic help, wire diagrams, parts help, etc. for the life of the truck not just under warranty. A ticket is opened when the request comes in and does not close until the truck is repaired and able to go back to work documenting all steps and time needed to repair the vehicle. This is free of charge to our customers and truly a game changer in the industry. Always up means we always support the owners of trucks, keep them working and repaired faster when needed.	*
27	Identify your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Autocar's future is intertwined with all of our municipal customer. We have a nationwide network of our direct sales force as well as 97 selling dealers selling in the US and Canada. Sourcewell has been a huge value in providing our existing customers as well brining in new customers and giving them an option when it comes to purchasing vehicles. We will continue to promote our Sourcewell contract should we be granted one with regional training sessions for our dealers and internal sales force.	*
28	Identify your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Autocar is active selling and servicing the Canadian market with a dedicated Regional Business Manager living in and responsible to the Canadian market. He works with our Canadian dealer network as well as direct with our customers. We would aggressively market the contract with this team specific to the Canadian market as a viable way for them to purchase the Autocar products.	*
29	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	None, Autocar services all areas of the US and Canada	*
30	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	None- Autocar operates and sells in all 50 states and all provinces of Canada	*
31	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	We do not have any restrictions and currently have customers in Alaska, Hawaii and Guam	*

Table 7: Marketing Plan

Line Item	Question	Response *
32	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Autocar enthusiastically has made the current Sourcewell contract a central feature of our marketing program to all government-related customers and we plan to expand our efforts should we be awarded a new contract. Details of the Sourcewell award will be communicated to the Autocar sales teams at a National Sales Meeting, shared on our internal digital collaboration tool, and discussed at weekly sales meetings through the life of the award. Autocar's dedicated Municipal sales teams (built around the specific applications municipal buyers focus on, such a road maintenance, solid waste collection, park district operations, and universities) will take the lead to ensure all Autocar sales personnel are meeting our objectives to reach Sourcewell members with the information they need to take advantage of the Autocar Sourcewell contract. The Autocar account service teams will be allocated geographic territories and make early contact with Sourcewell members to inform them of the award and learn about their specific needs. Autocar plans to promote its membership in Sourcewell via press release, social media, and email marketing campaigns. Autocar dealers and service centers across North America will be advised of our award by Sourcewell and the benefits to Sourcewell members of working with Autocar. Autocar also promotes our Sourcewell contract at all trade shows, whether major events, such as Waste Expo, or smaller events, such as regional SWANA events which take place throughout the year and across the country.
33	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Autocar uses sophisticated digital marketing techniques to reach and sell to hundreds of thousands of potential customers each month and has greatly expanded these programs since the previous contract award by Sourcewell. Autocar advertises in digital media, such as Google and also on trade association websites, and successfully sells millions of dollars of trucks each year via leads obtained through this advertising program. Social media, such as Facebook, Twitter, LinkedIn, and Instagram each have their own target audiences in the municipal and government markets. These rapidly expanding tools are used by Autocar to reach and interact with literally hundreds of thousands of customers and fans weekly – and are leveraged to reach Sourcewell members. Autocar features Sourcewell members in many of its social media posts, celebrating their successes. Some of these Sourcewell members are also featured in Autocar's annual printed calendar, distributed to thousands of truck owners and operators, which then provides additional digital content to be promoted each month. This underscores Autocar's commitment to the municipal market and generates new leads from incremental municipal customers. Autocar encourages these customers to leverage their Sourcewell membership in purchasing, including encouraging them to join Sourcewell if they are not yet members. Finally, email marketing campaigns featuring Autocar products, useful information to improve performance, and the benefits of the Sourcewell award will be crafted to remind municipal and governmental customers to take advantage of the advantages of buying under Sourcewell. These campaigns are sent to thousands of verified buyers and influencers working within Sourcewell member organizations.
34	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	Sourcewell's national contracts offer a timesaving efficient procurement process for government and education. Sourcewell offers their members the opportunity to purchase the products they need at discounted prices while saving both time and money by forgoing the traditional bid writing, publishing and award process. The member can be assured they are taking advantage of the discounts/buying power offered from the awarded contract holders to the members. Holding a Sourcewell awarded contract allows the Autocar sales team together with our National dealer network salesforce to communicate a unified sales process and utilize the national awarded Sourcewell contract. Using the Sourcewell contract allows Autocar to benefit from not having to respond to hundreds of individual bids and pass on savings to Sourcewell members from those efficiencies. Autocar will integrate the Sourcewell marketing support with our marketing plan for the contract as well as take advantage of regional sales programs, local, regional and national trade shows to promote the Sourcewell contract.
35	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Autocar chassis are custom engineered for our customers. The trucks must be correct for the job required so we do not have a e-procurement ordering process as we must understand the spec from the customer and ensure we build the correct truck for his application. This would not be possible with an e-procurement process.

Table 8: Value-Added Attributes

Line Item	Question	Response *
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36	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Autocar provides its customers unlimited online free training for all its products for the life of the vehicle. We offer both live webinars as well as recorded sessions for diagnostic, service and operation of its vehicles. We also offer CNG classes for those new to CNG on line as well. Live classes are offered in a regular schedule published on line on our website at www.autocartruck.com . The website offers prerecorded downloadable sessions as well for Autocar customers.	*
37	Describe any technological advances that your proposed products or services offer.	Autocar – ever since its founding as in 1897 – has been a leader in bring new technologies to our customers so they can improve their operations. The past year has been no exception and our program for the next few years is filled with further valuable innovations we are bringing to market. First, Autocar has launched the breakthrough DC-64 conventional truck, packed with a bevy of technological advances including the first ever ultra-high-strength 160 KSI steel frame that is 24% stronger and lighter than competitive trucks. Another innovation in the DC-64 model is the all-new cab, engineered for safety and durability - always our first objectives. The new DC cab is built from a combination of engineered steel, judiciously chosen aluminum components, and robust steel corner castings. We also maximized driver visibility, with a steeply raked wraparound windshield for upward and forward visibility and large rear corner windows standard, very rare in class 8 conventional cabs. The best way to stay safe is to see all around and avoid getting into trouble in the first place. The DC's focus on safety is expected to help Autocar maintain its admirable safety record. Data from the Federal Motor Carrier Safety Administration shows that in 2018 Autocar's Class 8 refuse cabover trucks had 20% fewer accidents per truck than all other competitors, and 40% fewer accidents with injuries per truck. The DC-64 and also our ACX cabover model feature our totally upgraded electric system with advanced diagnostic capabilities and numerous features to resist wear and damage. Both models also feature the Autocar Always Up® in-cab digital display for both drivers and technicians, with game-changing "one-touch diagnostics". It actually tells the operator or technician what fault has occurred and shows them how to repair. It gets trucks back into service faster than any other system available in heavy trucks. Finally, in 2020 Autocar is introducing a radically better telematics system which communicates over 4,000 potential faults and other truck operating conditions to truck management and maintenance staff – all in real time. This information is accessible on any digital device, including smartphones and tablets, and allows operators to maximize their uptime, prevent problems before they interfere with customer service, and pre-plan maintenance to reduce costs. The system also provides valuable information on driver behavior to help management coach behaviors that increase safety and reduce operating costs.	*
38	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Autocar is certified with the EPA Clean Air act (certificate attached). Autocar has always lead in CNG production and continues to be the market leader in class 7 & 8 vocational CNG powered trucks. We integrate the CNG engines directly into our chassis without the need for conversion and are uniquely integrated into our electronics and cooling system. We continue to be CARB (California Air Resource Board) certified with the Cummins Near Zero emission CNG engines and we work with other local Clean City initiatives to help our customers meet GHG goals. Many of our customers are able to take advantage of local "Green Initiative" funding opportunities as the result of using the Autocar chassis with CNG and clean diesel technologies offered. We also offer the EMP fan system as a factory option offering customer a unique fan system developed to reduce Green House Gas (GHG) and save fuel during normal operation of the vehicle Autocar will continue to lead in development in Green technologies and are testing our EV (electric drivetrain vehicle) and anticipate offering it as an option to Sourcewell member when testing is complete	*
39	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Autocar is the market leader is and has been the market leader in Green Technologies with aprox 60% of chassis produced in Alabama powered by Compressed Natural Gas (CNG) Cummins engines as well as Fully electric drive class 7 & 8 vehicles currently in testing/development. We are certified by the EPA Clean Air act (certificate attached) as well as CARB.	*
40	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	One of Autocar's valued dealers, Chastang Ford located in Houston TX is a certified Historically Underutilized Business (HUB) in TX and is also a MBE as recognized by Houston Minority Supplier Development Council	*

41	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Autocar is the only truck manufacturer that is 100% American owned and build all its trucks in America. Every Autocar truck is hand-built (no robots!) by our skilled team-members in Birmingham, Alabama and Hagerstown Indiana. Next, Autocar is the only major American truck manufacturer focused on trucks for severe-duty vocational applications. But above all, Autocar is focused on our customers. Posted all over our facilities are banners reminding each of us, "The Customer Is Our Boss." So, we don't just build trucks, we provide a complete tool - a whole system - that helps our customers to be more successful and to achieve their most challenging objectives. Our slogan, "Always Up®" isn't just some fancy promise – it's a state of mind. It's what our customers want. It's what we live. Who's up first in the mornings? The sun. The early birds. The hardest workers. And the hardest working trucks. Always Up means we work intimately with our customers so that every single one of our trucks is purpose-built to fit the specific needs of their operation and stay in service. Always Up also means our Autocar Solutions® 24/7 service command center solves our customers' technical issues and coordinates our network of hundreds of authorized Autocar service locations across the United States and Canada. We encourage every potential customer to visit an Autocar facility so they can see first-hand how different our approach is and that everything we do is focused on helping our customers be successful.	*
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Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
42	Do your warranties cover all products, parts, and labor?	Autocar's warranty covers parts and labor for all components and parts installed by Autocar Truck. For details please refer to the Autocar Warranty certificate attached	*
43	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Autocar does not impose any unusual restrictions on warranty coverage outside maintenance items and abuse covered in our Warranty certificate. Autocar's customer service dept. supports the provision of both warranty support and post-warranty support.	*
44	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Autocar customer support will assist in warranty support whether it is with our field personnel repairing a problem directly, assisting the customer is repairing the vehicle thru free smart phone video or manage and assist the dealer in repair. As a policy we do not automatically cover travel time to perform repairs but assist in repairs to limit any travel time required	*
45	Are there any geographic regions of the United States (and Canada, if applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	If Autocar finds a remote location where we are not able provide a viable option for certified technician to repair the vehicle Autocar has live 24/7 tech assistance, remote diagnostic, video app and training. We often set up remote locations with in-house warranty, ship parts free of charge and reimburse at an in house labor rate. With live support and remote diagnostic many of our remote customers find this a better solution to repair their Autocar vehicles.	*
46	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Autocar covers any component installed as part of the original equipment and spelled out in our warranty certificate. Drivetrain components like Cummins engine and Allison transmission are part of our agreement and spelled out in our certificate. They are administered through our authorized Autocar service centers.	*
47	What are your proposed exchange and return programs and policies?	While under warranty if the member decides they would like to do in house warranty thru our "solution" system, and are qualified to do so we will ship the replacement part direct to the member and inform them if the return is required. This is something unique Autocar offers directly to our customers as we give them the option of doing what serves their needs the best.	*
48	Describe any service contract options for the items included in your proposal.	Autocar does not directly offer service contract as a manufacture however most of our Nationwide authorized dealers do offer service contract and can quote directly to the member	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
49	What are your payment terms (e.g., net 10, net 30)?	Our terms are net 15 days to our dealer and as the nature of our product terms for payments can range from 15 days to 210 days for Sourcewell member. The dealer will list out any terms and interest charges to the Sourcewell member that go beyond 15 days depending on what term the member requests.	*
50	Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?	Our extensive dealer network locations have a multitude of finance options for Sourcewell member ranging from Municipal lease to straight forward finance options and can offer to the member if needed and help to find the best suited option for the member.	*
51	Briefly describe your proposed order process. Include enough detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the Sourcewell participating entities' purchase orders.	Autocar truck is a manufacture and our extensive dealer network will process the completed contract/purchase order. An option in our spec tool (Adnet) will need to be selected in order obtain a price which will come direct from Autocar. When the Sourcewell member purchases off the said quotation thru the dealer, the system which will identify it as a Sourcewell sales for tracking, recording and reporting and will be part of the permanent record. In the instance that a member may want to purchase a stock unit the quotation will still come direct from Autocar so the unit(s) can be added to the quarterly Sourcewell report and tracked. The Sourcewell member can chose which dealer he would like to use as all Sourcewell member pricing will be set by Autocar.	*
52	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	NO	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcwell Price and Product Change Request Form.

Line Item	Question	Response *	
53	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcwell discounted price) on all of the items that you want Sourcwell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Price SKU attached with all base model bid and discount shown. All pricing is per published MSRP in our truck configurator (ADNET) and all Sourcwell members will receive a 20% discount based on ADNET published MSRP.	*
54	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Sourcwell member pricing will be a discounted from list price by 20% off MSRP based on our published MSRP in our spec tool (Adnet). This will be on both the base chassis and all published options.	*
55	Describe any quantity or volume discounts or rebate programs that you offer.	There are times when Autocar can realize savings based on volume orders in which case the saving would be in addition to the standard discount offered to members. Autocar would pass on any manufacture rebate programs that would come up during the course of the contract to the member. Any cost reductions from such programs will be passed on to the member.	*
56	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	Autocar will provide any Sourced products not available direct from Autocar at cost with no markup.	*
57	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Autocar includes factory PDI to be done at a local dealer and is included in the price. Autocar on line training is also included at no charge to the member for the life of the vehicle. The member is free to add local fuel, set up, etc and it would be considered a locally sourced option and the cost would be added without mark up.	*
58	If freight, delivery, or shipping is an additional cost to the Sourcwell participating entity, describe in detail the complete freight, shipping, and delivery program.	Autocar utilizes equalized Freight in North America for all products which is listed at \$1,950 on the price sheet for the first ship, except the ACTT yard spotter. Since these are unique specialized vehicles, some are DOT legal and customers prefer to pick up themselves. For those that do not want to pick up themselves, we can quote delivery freight to the member as a sourced option on a individual basis.	*
59	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Autocar will provide a quote at cost should any chassis need to be shipped direct to the end customer and not a body builder. Since most if not all Autocar chassis are shipped to a body builder for upfit the equalized freight program will cover the first ship to the body builder.	*
60	Describe any unique distribution and/or delivery methods or options offered in your proposal.	As part of the equalized freight program Autocar will ship to the first point at the equalized rate (except ACTT as outlined). This is usually the body upfitter and delivery from the body upfitter to the end customer or the Autocar dealer would be handled by the body dealer. Autocar does include and will pay for the PDI at the local distributor but freight to the dealer in most cases will be the responsibility of the body company.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
61	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	Autocar is offering a discount off the base price and ALL published options which is better than typical GPO's that normally offer discounts off of just the base models

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
62	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell.	In our Adnet spec and order tool the sales person must select the Soucewell option in order to obtain a quote for a Sourcewell customer. This ensures all Sourcewell orders are recorded, tracked and reported thru our internal tracking system and follow the contract guidelines.	*
63	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Autocar proposes a flat fee of \$1,000 per truck for the use of the contract	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
64	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Autocar has 4 product lines with several variations we are proposing. The ACX class 8 Low Cab forward chassis 4x2 & 6x4 in CNG and Diesel, The ACMD class 7 & 8 Cab forward chassis 4x2 & 6x4 in CNG and Diesel, The DC Conventional chassis in class 8 4x2 & 6x4 in CNG and diesel and the ACTT yard spotter class 8 chassis 4x2 & 6x4 in diesel.	*
65	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Class 7 Cabover Truck chassis Class 8 Cabover Truck Chassis Class 8 Conventional Truck Chassis Terminal Tractor Medium Duty Truck Chassis Compressed Natural Gas (CNG) powered Trucks EV Vehicles	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below what Classes of equipment are offered in this proposal.

Line Item	Category or Type	Offered *	Comments	
66	Class 8 chassis	☒ Yes ☐ No	COE & Conv	*
67	Class 7 chassis	☒ Yes ☐ No	COE	*
68	Class 6 chassis	☐ Yes ☒ No	N/A	*
69	Class 5 chassis	☐ Yes ☒ No	N/A	*
70	Class 4 chassis	☐ Yes ☒ No	N/A	*

Table 15: Industry Specific Questions

Line Item	Question	Response *
71	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Autocar holds monthly meetings internally to track sales volume with breakout by account type, which included Sourcewell. We are charged with growing the segments of our business including Sourcewell driving toward continue growth year after year. We review the necessary tools needed by the sales group to drive the various market segment. These are reviewed with the outside sales force on weekly conference calls and bi-annual sales meetings. Sourcewell sales has become and will remain a measurable goal and target for growth in both refuse and the dump/plow truck market that our new conventional truck will fill.
72	Describe your company's offering in relation to alternative fuel sources, including electric or others.	Autocar is the market leader along all truck manufactures in Compressed Natural gas with 60% on average year after year of ACX production being CNG. We have in development and testing our own Electric vehicle for both the ACTT & ACX and anticipate bringing those to market in 2021. Autocar has always lead the industry in alternative fuels together with our customers and continued to evolve and develop common sense alternative vehicles that can work day after day, year after year.
73	Describe any manufacturing processes or materials utilized that contribute to chassis strength, cab strength, overall durability, driver safety that differentiate your offerings.	Autocar all steel cabs are strongest in the industry providing the highest crush rating. Autocar provides best driver visibility with sharpest turning radius resulting in less backing events. The unique Autocar variable drop frame is strongest frame in the industry putting strength where it is needed most. We review weight distributions on all truck and body combinations to ensure safe and legal refuse tools. Dept. of Transportation Safety Data for the last 2 years (www.safer.fmcsa.dot.gov/) shows Autocar is 58% less likely to be involved in an accident. Also when an Autocar is involved in an accident there are 40% fewer driver injuries vs competitive units. Autocar chassis manufacturing process includes four quality gates along the production line. All cabs undergo an electrical and pneumatic operational check of all circuits and operations prior to installation on the chassis. This step greatly minimizes electrical or pneumatic failures. Different than our competitors we test every truck, not just random audits! ALL chassis must pass ALL quality checks prior to leaving the factory. -All chassis have wheels aligned -All chassis are brake tested per axle -All chassis are dyno tested -All chassis are road tested -All chassis receive a pre-body PDI (pre delivery inspection) prior to leaving our factory. -All chassis receive a post-body PDI after the body installation is complete. The steps above ensure that Autocar provides safest and highest up-time tools to Sourcewell Members!
74	Describe any differentiating serviceability attributes (remote diagnostics, etc.) your proposal offers.	We support our customers different than anyone in the industry. Customer or any one of our dealers have access thru our website (www.autocartruck.com) to the "solution" portal. We respond on average in 15 minutes during normal hours (7-7 eastern) and within 30 minutes after hours. The response is direct from our service team and designed to support the technician in anything they need, whether its diagnostic help, wire diagrams, parts help, etc. for the life of the truck not just under warranty The DC-64 and also our ACX cabover model feature our totally upgraded electric system with advanced diagnostic capabilities and numerous features to resist wear and damage. Both models also feature the Autocar Always Up® in-cab digital display for both drivers and technicians, with game-changing "one-touch diagnostics". It actually tells the operator or technician what fault has occurred and shows them how to repair. It gets trucks back into service faster than any other system available in heavy trucks. Finally, in 2020 Autocar is introducing a radically better telematics system which communicates over 4,000 potential faults and other truck operating conditions to truck management and maintenance staff – all in real time. This information is accessible on any digital device, including smartphones and tablets, and allows operators to maximize their uptime, prevent problems before they interfere with customer service, and pre-plan maintenance to reduce costs. The system also provides valuable information on driver behavior to help management coach behaviors that increase safety and reduce operating costs.

Table 16: Exceptions to Terms, Conditions, or Specifications Form

Line Item 75. NOTICE: To identify any exception, or to request any modification, to the Sourcewell template Contract terms, conditions, or specifications, a Proposer must submit the exception or requested modification on the **Exceptions to Terms, Conditions, or Specifications Form** immediately below. The contract section, the specific text addressed by the exception or requested modification, and the proposed modification must be identified in detail. Proposer's exceptions and proposed modifications are subject to review and approval of Sourcewell and will not automatically be included in the contract.

Contract Section	Term, Condition, or Specification	Exception or Proposed Modification

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
 2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.
 3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.
 4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."
- [Financial Strength and Stability](#) - Autocar Credit References.pdf - Monday June 01, 2020 14:30:33
 - [Marketing Plan/Samples](#) - Marketing.zip - Tuesday June 02, 2020 13:02:54
 - WMBE/MBE/SBE or Related Certificates (optional)
 - [Warranty Information](#) - Warranty.zip - Monday June 01, 2020 14:49:17
 - [Pricing](#) - Autocar Sourcewell Specification Price Sheet RFP_060920.xlsx - Tuesday June 02, 2020 13:45:24
 - [Additional Document](#) - CARB & EPA certificates.zip - Tuesday June 02, 2020 13:02:33

Proposer's Affidavit**PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE**

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.
3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.
5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.
6. If awarded a contract, the Proposer will provide to Sourcwell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.
7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.
8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcwell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcwell Members under an awarded Contract.
9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
10. The Proposer understands that Sourcwell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.
11. Proposer its employees, agents, and subcontractors are not:
 - a. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
 - b. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://www.sam.gov/portal/3>; or
 - c. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☒ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Craig Teune, Director of Sales Application, Autocar, LLC

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

☒ Yes ☐ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_11_Class 4-8_Chassis_RFP060920 Wed June 3 2020 07:52 AM	☒	--
Addendum_10_Class 4-8_Chassis_RFP060920 Wed May 27 2020 03:40 PM	☒	--
Addendum_9_Class 4-8_Chassis_RFP060920 Tue May 26 2020 02:51 PM	☒	--
Addendum_8_Class 4-8_Chassis_RFP060920 Thu May 21 2020 01:21 PM	☒	--
Addendum_7_Class 4-8_Chassis_RFP060920 Mon May 18 2020 03:30 PM	☒	--
Addendum_6_Class 4-8_Chassis_RFP060920 Wed May 13 2020 04:40 PM	☒	2
Addendum_5_Class 4-8_Chassis_RFP060920 Tue May 12 2020 10:00 AM	☒	--
Addendum_4_Class 4-8_Chassis_RFP060920 Mon May 4 2020 01:24 PM	☒	--
Addendum_3_Class 4-8_Chassis_RFP060920 Wed April 29 2020 03:45 PM	☒	--
Addendum_2_Class 4-8_Chassis_RFP060920 Wed April 22 2020 01:14 PM	☒	--
Addendum_1_Class 4-8_Chassis_RFP060920 Fri April 17 2020 12:32 PM	☒	--

**AMENDMENT #1
TO
CONTRACT #060920-ATC**

THIS AMENDMENT is by and between **Sourcewell** and **Autocar Truck, LLC/Autocar Industries, LLC**. (Vendor).

Vendor was awarded a Sourcewell Contract for Class 4-8 Chassis with Related Equipment, Accessories, and Services effective August 28, 2020, through August 1, 2024, relating to the provision of services by Vendor to Sourcewell and its Members (Original Agreement).

The parties agree that certain terms within the Original Agreement will be updated and amended and only to the extent as hereunder provided.

IN CONSIDERATION OF the mutual covenants and agreements described in this Amendment, the parties agree as follows:

1. This Amendment is effective upon the date of the last signature below.
2. Section 20. Insurance, Subsection A. Requirements, Item 5 Professional/Technical Errors and Omissions of the Original Agreement is deleted in its entirety.

Remainder of page intentionally left blank.

Except as amended by this Amendment, the Original Agreement remains in full force and effect.

Sourcewell

DocuSigned by:
By: Jeremy Schwartz
Authorized Signature C0FD2A139D06489...

Jeremy Schwartz
Name – Printed

Title: Director of Operations & Procurement/CPO

Date: 12/8/2020 | 9:46 PM CST

Autocar Truck, LLC/Autocar Industries, LLC

DocuSigned by:
By: Hilton Diamond
Authorized Signature 81FA2730257C4EC...

Hilton Diamond
Name – Printed

Title: CFO

Date: 12/8/2020 | 10:59 AM CST

Sourcewell-APPROVED:

DocuSigned by:
By: Chad Coauette
Authorized Signature 7E42B8F817A64CC...

Chad Coauette
Name – Printed

Title: Executive Director/CEO

Date: 12/8/2020 | 10:18 PM CST

**Solicitation Number: RFP#091219****CONTRACT**

This Contract is between **Sourcewell**, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and **Labrie Environmental Group**, 175-Broute Marie-Victorin, Levis, Quebec G7A 2T3 Canada (Vendor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to its members. Participation is open to all levels of governmental entity, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada.

Vendor desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and its Members (Members).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

B. EXPIRATION DATE AND EXTENSION. This Contract expires November 15, 2023, unless it is cancelled sooner pursuant to Article 24. This Contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by Vendor.

C. SURVIVAL OF TERMS. Articles 11 through 16 survive the expiration or cancellation of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Vendor will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Vendor's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new/current model. Vendor may offer close-out or refurbished Equipment or Products if they are clearly indicated in Vendor's product and pricing list. Unless agreed to by the Member in advance, Equipment or Products must be delivered as operational to the Member's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. **LAWS AND REGULATIONS.** All Equipment, Products, or Services must comply fully with applicable federal laws and regulations, and with the laws of the state or province in which the Equipment, Products, or Services are sold.

C. **WARRANTY.** Vendor warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Vendor warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Vendor's dealers and distributors must agree to assist the Member in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the Vendor's warranty will be passed on to the Member.

D. **DEALERS AND DISTRIBUTORS.** Upon Contract execution, Vendor will make available to Sourcewell a means to validate or authenticate Vendor's authorized Distributors/Dealers relative to the Equipment, Products, and Services related to this Contract. This list may be updated from time-to-time and is incorporated into this Contract by reference. It is the Vendor's responsibility to ensure Sourcewell receives the most current version of this list.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced as stated in Vendor's Proposal.

Regardless of the payment method chosen by the Member, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Member at the time of purchase.

When providing pricing quotes to Members, all pricing quoted must reflect a Member's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Member's requested delivery location.

A. **SHIPPING AND SHIPPING COSTS.** All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Vendor must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Members. Members reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery.

Vendor must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcwell may declare the Vendor in breach of this Contract if the Vendor intentionally delivers substandard or inferior Equipment or Products. In the event of the delivery of nonconforming Equipment and Products, the Member will notify the Vendor as soon as possible and the Vendor will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Member.

B. SALES TAX. Each Member is responsible for supplying the Vendor with valid tax-exemption certification(s). When ordering, Members must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Vendor may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Vendor determines it will offer Hot List Pricing, it must be submitted electronically to Sourcwell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcwell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Members.

4. PRODUCT AND PRICING CHANGE REQUESTS

Vendor may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcwell Price and Product Change Request Form to the assigned Sourcwell Contract Administrator. This form is available from the assigned Sourcwell Contract Administrator. At a minimum, the request must:

- Identify the applicable Sourcwell contract number
- Clearly specify the requested change
- Provide sufficient detail to justify the requested change
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change)
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcwell Price and Product Request Form will become an amendment to this Contract and be incorporated by reference.

5. MEMBERSHIP, CONTRACT ACCESS, AND MEMBER REQUIREMENTS

A. **MEMBERSHIP.** Membership in Sourcewell is open to public and nonprofit entities across the United States and Canada; such as municipal, state/province, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Members that can legally access the Equipment, Products, or Services under this Contract. A Member's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Vendor understands that a Member's use of this Contract is at the Member's sole convenience and Members reserve the right to obtain like Equipment, Products, or Services from any other source.

Vendor is responsible for familiarizing its sales and service forces with Sourcewell membership requirements and documentation and will encourage potential members to join Sourcewell. Sourcewell reserves the right to add and remove Members to its roster during the term of this Contract.

B. **PUBLIC FACILITIES.** Vendor's employees may be required to perform work at government-owned facilities, including schools. Vendor's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Member policies and procedures, and all applicable laws.

6. MEMBER ORDERING AND PURCHASE ORDERS

A. **PURCHASE ORDERS AND PAYMENT.** To access the contracted Equipment, Products, or Services under this Contract, Member must clearly indicate to Vendor that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Vendor. Typically a Member will issue a purchase order directly to Vendor. Members may use their own forms for purchase orders, but it should clearly note the applicable Sourcewell contract number. Members will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Member.

B. **ADDITIONAL TERMS AND CONDITIONS.** Additional terms and conditions to a purchase order may be negotiated between a Member and Vendor, such as job or industry-specific requirements, legal requirements (such as affirmative action or immigration status requirements), or specific local policy requirements. Any negotiated additional terms and conditions must never be less favorable to the Member than what is contained in Vendor's Proposal.

C. **PERFORMANCE BOND.** If requested by a Member, Vendor will provide a performance bond that meets the requirements set forth in the Member's purchase order.

D. **SPECIALIZED SERVICE REQUIREMENTS.** In the event that the Member requires service or specialized performance requirements (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements) not addressed in this Contract, the Member and the Vendor may enter into a separate, standalone agreement, apart from this Contract. Sourcwell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

E. **TERMINATION OF PURCHASE ORDERS.** Members may terminate a purchase order, in whole or in part, immediately upon notice to Vendor in the event of any of the following events:

1. The Member fails to receive funding or appropriation from its governing body at levels sufficient to pay for the goods to be purchased;
2. Federal or state laws or regulations prohibit the purchase or change the Member's requirements; or
3. Vendor commits any material breach of this Contract or the additional terms agreed to between the Vendor and a Member.

F. **GOVERNING LAW AND VENUE.** The governing law and venue for any action related to a Member's purchase order will be determined by the Member making the purchase.

7. CUSTOMER SERVICE

A. **PRIMARY ACCOUNT REPRESENTATIVE.** Vendor will assign an Account Representative to Sourcwell for this Contract and must provide prompt notice to Sourcwell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcwell and Member inquiries; and
- Business reviews to Sourcwell and Members, if applicable.

B. **BUSINESS REVIEWS.** Vendor must perform a minimum of one business review with Sourcwell per contract year. The business review will cover sales to members, pricing and contract terms, administrative fees, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. **CONTRACT SALES ACTIVITY REPORT.** Each calendar quarter, Vendor must provide a contract sales activity report (Report) to the Sourcwell Contract Administrator assigned to this Contract. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Vendor must submit a report indicating no sales were made).

The Report must contain the following fields:

- Customer Name (e.g., City of Staples Highway Department);
- Customer Physical Street Address;
- Customer City;
- Customer State;
- Customer Zip Code;
- Customer Contact Name;
- Customer Contact Email Address;
- Customer Contact Telephone Number;
- Sourcewell Assigned Entity/Member Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Vendor.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Vendor will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Members. The Vendor will submit a check payable to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Members under this Contract during each calendar quarter. Payments should note the Sourcewell-assigned contract number in the memo and must be mailed to the address above "Attn: Accounts Receivable." Payments must be received no later than forty-five (45) calendar days after the end of each calendar quarter.

Vendor agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Vendor is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Vendor in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than thirty (30) days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Vendor's Authorized Representative is the person named in the Vendor's Proposal. If Vendor's Authorized Representative changes at any time during this Contract, Vendor must promptly notify Sourcewell in writing.

10. ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

- A. **ASSIGNMENT.** Neither the Vendor nor Sourcewell may assign or transfer any rights or obligations under this Contract without the prior consent of the parties and a fully executed assignment agreement. Such consent will not be unreasonably withheld.
- B. **AMENDMENTS.** Any amendment to this Contract must be in writing and will not be effective until it has been fully executed by the parties.
- C. **WAIVER.** If either party fails to enforce any provision of this Contract, that failure does not waive the provision or the right to enforce it.
- D. **CONTRACT COMPLETE.** This Contract contains all negotiations and agreements between Sourcewell and Vendor. No other understanding regarding this Contract, whether written or oral, may be used to bind either party.
- E. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, master-servant, principal-agent, or any other relationship.

11. LIABILITY

Vendor must indemnify, save, and hold Sourcewell and its Members, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees, arising out of the performance of this Contract by the Vendor or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications.

12. AUDITS

Sourcewell reserves the right to review the books, records, documents, and accounting procedures and practices of the Vendor relevant to this Contract for a minimum of six (6) years from the end of this Contract. This clause extends to Members as it relates to business conducted by that Member under this Contract.

13. GOVERNMENT DATA PRACTICES

Vendor and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Vendor under this Contract.

If the Vendor receives a request to release the data referred to in this article, the Vendor must immediately notify Sourcewell and Sourcewell will assist with how the Vendor should respond to the request.

14. INTELLECTUAL PROPERTY

As applicable, Vendor agrees to indemnify and hold harmless Sourcewell and its Members against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Members by any person on account of the use of any Equipment or Products by Sourcewell or its Members supplied by Vendor in violation of applicable patent or copyright laws.

15. PUBLICITY, MARKETING, AND ENDORSEMENT

A. **PUBLICITY.** Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Vendor individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

B. **MARKETING.** Any direct advertising, marketing, or offers with Members must be approved by Sourcewell. Materials should be sent to the Sourcewell Contract Administrator assigned to this Contract.

C. **ENDORSEMENT.** The Vendor must not claim that Sourcewell endorses its Equipment, Products, or Services.

16. GOVERNING LAW, JURISDICTION, AND VENUE

Minnesota law governs this Contract. Venue for all legal proceedings out of this Contract, or its breach, must be in the appropriate state court in Todd County or federal court in Fergus Falls, Minnesota.

17. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

18. SEVERABILITY

If any provision of this Contract is found to be illegal, unenforceable, or void then both Sourcewell and Vendor will be relieved of all obligations arising under such provisions. If the

remainder of this Contract is capable of performance, it will not be affected by such declaration or finding and must be fully performed.

19. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Vendor will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Vendor may escalate the resolution of the issue to a higher level of management. The Vendor will have thirty (30) calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Vendor must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Vendor fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, any additional costs incurred by Sourcewell and/or its Members as a result of such failure to proceed will be borne by the Vendor.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Member order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

Written notice of default and a reasonable opportunity to cure must be issued by the party claiming default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

20. INSURANCE

A. REQUIREMENTS. At its own expense, Vendor must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

\$500,000 each accident for bodily injury by accident

\$500,000 policy limit for bodily injury by disease

\$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Vendor will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition). At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

\$1,000,000 each occurrence Bodily Injury and Property Damage

\$1,000,000 Personal and Advertising Injury

\$2,000,000 aggregate for Products-Completed operations

\$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Vendor will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer).

Minimum Limits:

\$1,000,000 each accident, combined single limit

4. *Umbrella Insurance.* During the term of this Contract, Vendor will maintain umbrella coverage over Workers' Compensation, Commercial General Liability, and Commercial Automobile.

Minimum Limits:

\$2,000,000

5. *Professional/Technical, Errors and Omissions, and/or Miscellaneous Liability.*

During the term of this Contract, Vendor will maintain coverage for all claims the Vendor may become legally obligated to pay resulting from any actual or alleged negligent act, error, or omission related to Vendor's professional services required under this Contract.

Minimum Limits:

\$2,000,000 per claim or event

\$2,000,000 – annual aggregate

6. *Network Security and Privacy Liability Insurance.* During the term of this Contract, Vendor will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Vendor's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:

\$2,000,000 per occurrence

\$2,000,000 annual aggregate

Failure of Vendor to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. **CERTIFICATES OF INSURANCE.** Prior to commencing under this Contract, Vendor must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Contract Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. All policies must include there will be no cancellation, suspension, non-renewal, or reduction of coverage without thirty (30) days' prior written notice to the Vendor.

Upon request, Vendor must provide to Sourcewell copies of applicable policies and endorsements, within ten (10) days of a request. Failure to request certificates of insurance by Sourcewell, or failure of Vendor to provide certificates of insurance, in no way limits or relieves Vendor of its duties and responsibilities in this Contract.

C. **ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE.** Vendor agrees to name Sourcewell and its Members, including their officers, agents, and employees, as an additional insured under the Vendor's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Vendor, and products and completed operations of Vendor. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. **WAIVER OF SUBROGATION.** Vendor waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Vendor or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance

maintained by the Vendor or its subcontractors. Where permitted by law, Vendor must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

F. SELF-INSURED RETENTIONS. Any self-insured retention in excess of \$10,000 is subject to Sourcewell's approval.

21. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Vendor must maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of the business that the Vendor conducts with Sourcewell and Members.

22. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Vendor certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Vendor declares bankruptcy, Vendor must immediately notify Sourcewell in writing.

Vendor certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Member. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Vendor further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

23. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Members that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Members may also require additional requirements based on specific funding specifications. Within this Article, all references to "federal" should be interpreted to mean the United States federal government. The following list only applies when

a Member accesses Vendor's Equipment, Products, or Services with United States federal funds.

A. **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Vendor must be in compliance with all applicable Davis-Bacon Act provisions.

C. **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. § 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction

work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Vendor certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Vendors must file any required certifications. Vendors must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award

covered by 31 U.S.C. § 1352. Vendors must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Vendors must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Vendor must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Vendor further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of three (3) years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Vendor must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Vendor must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Vendor agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Vendor that are directly pertinent to Vendor's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Vendor's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

24. CANCELLATION

Sourcewell or Vendor may cancel this Contract at any time, with or without cause, upon sixty (60) days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Vendor's Proposal. Termination of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to termination.

Sourcewell

DocuSigned by:
By: Jeremy Schwartz
C0FD2A139D06489...
Jeremy Schwartz
Title: Director of Operations &
Procurement/CPO
Date: 11/11/2019 | 4:39 PM CST

Labrie Environmental Group

DocuSigned by:
By: Diana Grootonk
5848DBC3A7624A4...
Diana Grootonk
Title: President
Date: 12/5/2019 | 8:28 AM PST

Approved:

DocuSigned by:
By: Chad Coauette
7E42B8F817A64CC...
Chad Coauette
Title: Executive Director/CEO
Date: 11/11/2019 | 6:46 PM CST

RFP 091219 - Mobile Refuse Collection Vehicles with Related Equipment, Accessories, and Services

Vendor Details

Company Name: Labrie Enviroquip Group
175-B, route Marie-Victorin
Address: Levis, Quebec G7A 2T3
Contact: Skip Berg
Email: skip.berg@labriegroup.com
Phone: 908-391-4661
HST#:

Submission Details

Created On: Wednesday July 17, 2019 09:17:52
Submitted On: Tuesday September 10, 2019 14:40:37
Submitted By: Andrew LeVasseur
Email: andrew.levasseur@labriegroup.com
Transaction #: 967e03fd-5aa1-468c-ae77-e37ada894972
Submitter's IP Address: 67.245.103.237

Specifications

Proposer Identity & Authorized Representatives

Line Item	Question	Response *
1	Proposer Legal Name (and applicable d/b/a, if any):	Labrie Environmental Group
2	Proposer Address:	175-B,route Marie-Victorin Levis (Quebec) G7A 2T3 Canada
3	Proposer website address:	www.labriegrup.com
4	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Diana Grootonk President 175-B,route Marie-Victorin Levis (Quebec) G7A 2T3 Canada diana.grootonk@labriegrup.com (949)375-3399
5	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Andy LeVasseur Sales Manager 175-B,route Marie-Victorin Levis (Quebec) G7A 2T3 Canada andrew.levasseur@labriegrup.com (920)312-6124
6	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Skip Berg Business Development Manager 175-B,route Marie-Victorin Levis (Quebec) G7A 2T3 Canada skip.berg@labriegrup.com (908)391-4661

Company Information and Financial Strength

Line Item	Question	Response *
7	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	While Labrie has been around for over 80 years - and the Leach Company was founded in 1887 - it is the recent history of Labrie that matters. Acquired by Myers Power Products in December, 2011, the assembled company has now become the largest privately held refuse body builder in North America. With the resources and leadership of the Myers group, Labrie has expanded its offerings as well as with more than its physical presence with more than 175 acres and 750,000 SqFt of manufacturing space in 3 countries. What was once a small regional Canadian body builder has become an international force in the marketplace. With a healthy respect for the strong dealer network that provides most user interaction, Labrie has built an enviable reputation built upon its engineering prowess and top quality products. Growth has been steady - and significant - with the addition of facilities in southwest Arizona & San Luis, MX - along with a major operation in LaFayette, Georgia. These plants continue to develop and provide opportunity for increased production, strategic sourcing & freight advantages. Plans are underway for additions to the Arizona location. Overall, the business philosophy of Labrie is to provide top notch equipment and back it with locally available service and expertise. We do this at a competitive price which allows us to reinvest in the product and the people. Our customers are a healthy mix of National Accounts, Municipalities (both large and small) and private haulers - serviced through a network of dealers active in their territories. Several of our dealer organizations have celebrated 100 year anniversaries. Longevity is our DNA with respect for our history and an eye to the future.
8	Provide a detailed description of the products and services that you are offering in your proposal.	Labrie manufacturers Leach Rear Load Packers, Wittke Front Load Collection Bodies and the Labrie line of Side Loaders - including straight & drop frame models with a variety of automated & semi-automated cart devices. We perform our own chassis modifications which include frame drops, alterations and cab conversions. We even offer a dual side automated design for collection on both driver & curb side. Additional products include a commercial side loader and vacuum leaf collection unit. Most of the bodies we build are offered in a range of sizes and configurations - with designs for standard duty or commercial applications. We build 10 cubic yard MiniMax side loaders to mount on four wheel drive trucks - used to collect on beaches, in parks or on weight restricted fire roads. Our Top Select Recycler body can range up to 48 cubic yards and manage 7 separate streams. See our pricing page for a complete list of the bodies and configurations. We feel safe to say we have the most extensive offering in the industry and our engineering is admired by both our competitors and our customers.

9	What are your company's expectations in the event of an award?	We would expect to build on the success of the previous contract and extend the reach of the Sourcewell contract to additional dealers and direct salesmen. The addition of more chassis options and manufacturers as a "package offering" will expand the opportunities. With the increasing acceptance of cooperative procurement, we expect that our dealers will favor Sourcewell with increasing attention.	*
10	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	As a privately held company, our financial statements are not made public. We have attached our audited financials however, we require the audited statement provided be held confidential. We would welcome any inquiry of our banking resources and will make that contact available. Also, our Levis location is free of any encumbrance.	*
11	What is your US market share for the solutions that you are proposing?	Market share varies widely by platform, region and type of enduser. Also, industry reporting is inconsistently provided, so much of the information is anecdotal. Overall, our Automated Side Loaders enjoy a significant market share -particularly with municipalities. The Wittke has been a traditional market leader in the northwest and Pacific regions - and has recently been gaining greater acceptance by national rental companies. Rear loaders continue to represent a third of body sales in the market - and Leach is a favorite with cities and private haulers from coast to coast. A safe estimate of market share overall would be 25%+ - with Side Loaders at twice that.	*
12	What is your Canadian market share, if any?	We are the clear leader in the Canadian market - since the large cities of Toronto and Calgary are repeat clients. We count the largest privately held environmental services company among our top customers which are also headquartered in Canada. We estimate our Canadian market share across platforms to be over 40%+.	*
13	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No	*
14	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	b. Labrie is a manufacturer with an experienced and extensive dealer network. These dealers are independent operations with local service and sales expertise. Labrie has a team of Regional Sales Managers that interact with the dealers and end users alike. We also maintain a Field Service team that operates from a call center and the service facility in LaFayette, GA. Technician and Driver training personnel, as well as demo operators, are Labrie employees.	*
15	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Certified as a final stage manufacturer (required to complete mounting) ISO9001 - Standards that require we "write what we do - and do what we write" Certified Welders - see www.cwbgroup.org	*
16	Provide all "Suspension or Disbarment" information that has applied to your organization during the past ten years.	N/A	*
17	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	The in-house chassis modifications are a solution not specifically called out in the RFP. No other body builder offers this array of chassis alterations that address unique operational situations.	*

Industry Recognition & Marketplace Success

Line Item	Question	Response *	
18	Describe any relevant industry awards or recognition that your company has received in the past five years	ISO 9001 : 2015 Certification Labrie was the first waste collection vehicle manufacturer to receive it's ISO 9001 Certification and continues to work to ISO standards, and is annually audited to maintain its certification.	*
19	What percentage of your sales are to the governmental sector in the past three years	The percentage of our sales in the government or municipal sector in the past three years is 34% of our total sales. With the longevity and strengths of our dealer networks this number will continue to increase in the years to come.	*
20	What percentage of your sales are to the education sector in the past three years	The percentage of our sales in the educational category are roughly 1%. Most colleges and universities that we have sold to now have sub-contracted their refuse hauling and equipment out to different vendors to be more cost efficient.	*
21	List any state or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Labrie currently holds a cooperative purchasing contract with Buyboard. The annual sales volume for the Labrie Buyboard contract is 2% of total sales.	*
22	List any GSA contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	N/A We are not involved with any GSA Contracts as a refuse body supplier.	*

References/Testimonials

Line Item 23.

Entity Name *	Contact Name *	Phone Number *	
Muncie, Indiana	Phil Reagon Supt. of Sanitation	765-747-4865	*
Miami Dade County, Florida	Danny Diaz Fleet Management Division Director Dept of Solid Waste Management	305-514-6691	*
City of Jacksonville, Arkansas	Randy Watkins Sanitation Superintendent	501-982-5235	*
City of Cleveland, Ohio	Jeffrey Brown Asst. Commissioner	216-420-8178	

Top Five Government or Education Customers

Line Item 24. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
City of Calgary	Government	AB - Alberta	Automated	64 Total Units	\$9.1 Million Dollars	*
City of Toronto	Government	ON - Ontario	Automated	55 Total Units	\$7.4 Million Dollars	*
Miami Dade	Government	Florida - FL	Automated	44 Total Units	\$4.6 Million Dollars	*
City of Washington DC	Government	District of Columbia - DC	Rear Loader	34 Total Units	\$2.7 Million Dollars	*
City of Rochester	Government	New York - NY	Automated	17 Total Units	\$2.1 Million Dollars	*

Ability to Sell and Deliver Service Nationwide

Describe your company's capability to meet the needs of Sourcewell Members across the US, and Canada if applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
25	Sales force.	Product specialists and order entry facility at Quebec HQ. Six experienced Regional Sales Managers report directly to the CEO/President. This team oversees the North American dealer network. The RSM's operate remotely with access to the VP Operations who works from Wisconsin and Georgia. They monitor the regional activity, participate in local shows and seminars and function as the dealer's liaison with Labrie corporate.	*
26	Dealer network or other distribution methods.	Our dealer network provides broad coverage across the US and Canada. In the few areas that are unassigned, the Regional Sales Manager will provide it. The Province of Quebec is managed directly, as is the State of Georgia. Dealer Maps are uploaded in the marketing plan section	*
27	Service force.	Our dealer network is focused on local service and parts support. That is part of a successful distributorship. Many dealers provide mobile service along with parts delivery and inventory control. Beyond the dealer level, stands Labrie - with a VP of US Operations, a Director of Service, a Call Center facility and cadre of skilled technicians and troubleshooters who are available to assist with any eventuality. This same team manages the training schedule and oversees the demo program.	*
28	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	In the uploaded "Dealer Maps/Procedures" find the Powerpoint we have used to provide a step by step procedure for dealers during the current contract. If awarded, we will update that and use it as a starting point. Our inside sales team has access to the Sourcewell files and contract - and instructions to turn quote requests in 48 hours or less. Delivery lead times change with platforms and sales patterns, but we strive to provide accurate estimates of finish dates. We also intend to maintain a number of stock units - mounted and unused - for immediate sale. These will be domiciled either at chassis dealers or secure Labrie facilities.	*
29	Identify any geographic areas of the United States that you will NOT be fully serving through the proposed contract.	N/A	*
30	Identify any Sourcewell Member sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	There is no restriction on member sectors. Certain territories will be serviced directly by Labrie through the Regional Managers and FSRs. Other cooperative purchasing programs do not limit our ability to promote Sourcewell. State contracts are popular but may not offer the range of solutions.	*
31	Define any specific contract requirements or restrictions that would apply to our Members in Hawaii and Alaska and in US Territories.	The major issue with these locations is freight and shipping requirements. We have sold units in Costa Rica and Saudi Arabia - and Anchorage is a current customer. We deliver Wittke front loaders to haulers in Hawaii - so the knowledge base is in-house.	*

Marketing Plan

Line Item	Question	Response *	
32	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Our marketing strategy for promoting Sourcewell is demonstrated on many channels from our distributors marketing material to our companies marketing material. We also display Sourcewell membership flags and banners at national and regional trade shows. Some examples include the Sourcewell Logo and Contract Number displayed on the main page of the Labrie website. Sourcewell is also listed on the Labrie website under the different memberships our company is involved in. (See www.labriegrup.com) We also work closely with our distributors on marketing our member and contract number on their marketing material. (See the attached Best Equipment example) Our distributors also proudly display our Sourcewell Contract Number on their websites. (See www.saniequipcorp.com and also www.fredricksonsupply.com for examples) As an offering of the turnkey variety, we will package chassis and bodies for immediate delivery and promote them using. Sourcewell	*
33	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	We utilize complementary efforts with our established distributor network to assure a constant company presence. We work together and promote national exposure from Labrie, combined with regional efforts by our dealers on the major social media platforms. Key digital marketing metrics capturing methodology is in place to continually assess, maintain, and update our digital initiatives in the US and Canada.	*
34	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	We expect Sourcewell to provide guidance and support as we try to grow the membership base of Sourcewell customers. Sourcewell has continued to provide training sessions and annual conferences to keep us up to date and make us better informed contract holders.	*
35	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	No. All of our equipment is sold, serviced, and maintained through are expansive list of authorized distributors and also through Labrie directly depending on location.	*

Value-Added Attributes

Line Item	Question	Response *	
36	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell Members. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Our policy is to include a introductory training session as part of the dealer delivery procedure, assuring the user receives the appropriate manuals and a walk around on the operations. More detailed driver and service technician training is available - costs will vary depending on the level requested. A cold start-up would require more time & attention than a review for an existing system. We have the ability to customize the training - with safety and reliability as core concepts.	*
37	Describe any technological advances that your proposed products or services offer.	We pride ourselves on being aware and involved in any meaningful advances - as when we embraced CNG as far back 2001. We utilize Hardox steel in critical areas - and were awarded a prize from the Swedish Steel Institute for our pioneering efforts. Recently, we participated in a unique pilot program that involves Artificial Intelligence, on-board computers and automated arm manipulation without a joystick or paddles. When fully developed, this could lead to safe operations with less extensive training or facility.	*
38	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Without any "official" certification, we assisted in the development and testing of the Effenco hybrid device which significantly improves mpg performance on route vehicles as well as Power on Demand for the City of New York. In addition, we are currently in final negotiations with one of the largest cities in the US for an all electric chassis with automated sideloader combination expected to ship mid 2020.	*
39	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	N/A	*
40	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	Labrie is a certified WBE through its parent Myers.	*
41	What unique attributes does your company, your products, or your services offer to Sourcewell Members? What makes your proposed solutions unique in your industry as it applies to Sourcewell members?	While most body builders have a rudimentary dealer network, Labrie is proud to work with the recognized leaders in regional distribution for solid waste and recycling equipment. Many are 2nd or even 3rd generation owners who grew up in the business. The combination of local knowledge and targeted support - coupled with the world-class engineering and attention to quality that defines Labrie - provides the members with solutions that exceed expectations. Labrie operates from three separate manufacturing facilities allowing for redundancy and strategic sourcing. The ownership is private and well capitalized.	*
42	Identify your ability and willingness to provide your products and services to Sourcewell member agencies in Canada.	As the most recognized body builder in Canada, our ability to market there is unmatched. We have the top dealers in each Province - and service Quebec directly from our factories and service center near Levis. While cooperative procurement has not been as embraced in Canada as in the States, we are more than willing to engage with Sourcewell in the efforts necessary to change that. We currently count Calgary and Toronto among our most successful municipal clients.	*

Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
43	Do your warranties cover all products, parts, and labor?	See the attached detailed Service, Parts, and Warranty Policies and Procedures.	*
44	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Yes. See the attached detailed Service, Parts, and Warranty Policies and Procedures.	*
45	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	No however technician expenses are generally covered by the territory distributor.	*
46	Are there any geographic regions of the United States (and Canada, if applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell Members in these regions be provided service for warranty repair?	In special circumstances where location may be an issue we allow customers to perform their own warranty repairs at a predetermined warranty reimbursement rate. Areas not covered by our distribution network will also receive direct factory support via a mobile service technician.	*
47	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	No we will only cover warranty service for Leach, Labrie, and Witke Products. Our Distributors do perform warranty service on other Sourcewell contract products . (Ex. Best Equipment is our Labrie, Leach and Witke Distributor. They also support the Xcavator, EnviroSight, Petersen, Extreme Vac, Tymco, Vac-Con, Toter, GVM, and Vacall product lines that are also Sourcewell Members)	*
48	What are your proposed exchange and return programs and policies?	See the attached detailed Service, Parts, and Warranty Policies and Procedures.	*
49	Describe any service contract options for the items included in your proposal.	Service and Maintenance contracts will be established and performed by the local distributor for the Sourcewell Member.	*

Payment Terms and Financing Options

Line Item	Question	Response *	
50	What are your payment terms (e.g., net 10, net 30)?	Without prior approval, net 30	*
51	Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?	We do not provide in-house leasing or financing. We are pleased to recommend National Cooperative Leasing - a Sourcewell contract holder	*
52	Briefly describe your proposed order process. Include enough detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the Sourcewell Members' purchase orders.	Our preferred process would have our dealer quote the member after verifying the quotation with Labrie product specialist, process the member's purchase order, PDI & deliver the product. Quarterly sales would be aggregated for the report and appropriate remittance.	*
53	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell Members for using this process?	At this time, we do not accept the P-card	*

Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
54	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Labrie has provided line item pricing with a specific Sourcewell member discount. See the attached provided body price list in the documents section of the portal .	*
55	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	The Sourcewell discount is 51% off our current MSRP.	*
56	Describe any quantity or volume discounts or rebate programs that you offer.	Quantity and volume discounts will be honored on a case by case basis with the local distributor to the Sourcewell Member.	*
57	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	We will work with our local distributors in conjunction with the Sourcewell members to identify the open market items required to complete the offering. All due diligence will be exercised to obtain a competitive price and delivery. All chassis provided as sourced equipment will be cost plus 5% handling fee. Any other sourced equipment or no standard options will be cost plus 10%. (Ex. Telmas, Tag Axles, Pusher Axles etc.)	*
58	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Some elements that are not included in the total cost of acquisition are PDI, Local Freight to Sourcewell Members, and Operator and Service Training. Our distributors typically charge \$1500-\$3000 for this service depending on the Sourcewell Members need.	*
59	If freight, delivery, or shipping is an additional cost to the Sourcewell Member, describe in detail the complete freight, shipping, and delivery program.	Freight, delivery, and shipping is included on our pricing to the Sourcewell member unless the member specifically notifies Labrie that they have arranged their own transport services.	*
60	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	We can accommodate specific shipping requirements to customers on a case by case basis. For customers in Canada and Alaska all customs paperwork is handled via Labrie Logistics department. We perform this task daily with our manufacturing locations in Canada, USA, and Mexico. As for Hawaii we can work with the Sourcewell member and the distributor on a means of transport that works for all parties involved. (Ex. Shipping to a Port, container shipping, ect...)	*
61	Describe any unique distribution and/or delivery methods or options offered in your proposal.	The most common delivery methods for our products include drive away companies who drive the completed units to the members location or truck and low boy trailer. We work with the Sourcewell member and distributor to provide the most cost effective method of transport.	*

Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
62	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	The discount we offer to Sourcewell is exclusive to Sourcewell Members only.

Audit and Administrative Fee

Line Item	Question	Response *
63	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell Members obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell.	The process starts with a request from a member for a quotation. Labrie product specialist provides an authorized quote to the dealer (or member if no dealer is involved) - and then we request a purchase order. On completion of the mounting, the member is invoiced. On receipt of payment, the sale is recorded with Labrie for quarterly remittance of the proper admin fee. Copies of the final invoice to the member are required - and available for review.
64	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	The administrative fee that we propose would remain at the level of 1.5% - exclusive of freight, local delivery service and PDI.

Industry Specific Questions

Line Item	Question	Response *
65	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Since we have experience with the NJPA contract for the last period, we have a baseline to measure against. We would expect to increase both the number of participating dealers, but also improve the penetration within their respective areas or responsibility.
66	If your proposal does not include the chassis as a turnkey solution, propose, in detail, the process you or your dealer will follow to assist the Sourcewell member to acquire the chassis.	We will include pricing from a number of chassis dealers - all of whom have a national reach - for the most popular makes and models. If a member were to request a quote from an unlisted truck maker, we propose to utilize the "off contract" or Sourced Goods option whereby we obtain competitive quotes, add 5% handling and include that quote with our body offering. With the addition of a number of chassis to our pricing matrix, we expect the Sourced Goods option to be rarely used.
67	Explain key designs or processes your company takes to provide and promote safe operation of your equipment.	As a given, at Labrie "safety is not an option" - so we engineer for it. Then the training of both operators and service technicians comes in - so that the equipment is used and maintained in the manner that it was designed for. Any body can be over loaded or abused - so the role of operations and facility managers is key as well. New advances in on-board scales and real time information downloads make the job of route supervisors more confirmable.
68	Explain how your equipment in this category reduces down-time for the purchasing entity.	The focus of our designs is reliability and ease of service. The location of lubrication blocks and hydraulic components can affect service intervals. Additional floor or hopper liners for use on recycling routes can extend life cycles. Even the unique way we "tie-down" our lines and circuits can provide a more stable environment for the equipment.
69	Describe how the equipment you propose simplifies the operation for end-users.	"HumanFactors" is a component of intelligent engineering - and that's our strength. Reducing repetitive motion injuries, lowering the loading height or step-in on a cab conversion all improve the envelop that operators inhabit. Even the sight lines and cycle times on the Wittke Front Loader add to the beneficial experience.
70	Provide examples from your product offering that are unique in the industry.	We produce a unique "dual-sided" automated body for use in alleys or one-way streets. The Top Select recycler body has moveable dividers and "on-the-route" flexibility. Our Tailgate lock is "self-adjusting" providing the most positive seal available.
71	If an hybrid/electric chassis option is not a part of your product offering, provide information on when a hybrid/electric option may be part of your offering.	The full electric chassis is only recently an option for refuse and recycling applications. And we have begun to quote units on "plug-in" electric chassis. The hybrids of recent years have had some operational issues - and we continue to monitor that sector. We would expect to add the electric chassis as demand increases and the route experience warrants. Estimated timeframe - 12-18 months
72	Describe any safety innovations on your equipment that are either exclusive or that you have introduced into the marketplace.	Our unique front load canopy and packer panel design on the Wittke platform decreases material either on the roof or behind the panel. This limits the requirement to access that confined space. Heavy duty latches with safety chain back-up on side doors. Interlocks on hopper access doors or ladders. Special hinged gripstruc panels on the cab conversion floors provide firm stance and eliminate ice build up. Even glove warmers in the cabs of manual side loaders.

Exceptions to Terms, Conditions, or Specifications Form

Line Item 68. NOTICE: To identify any exception, or to request any modification, to the Sourcewell template Contract terms, conditions, or specifications, a Proposer must submit the exception or requested modification on the **Exceptions to Terms, Conditions, or Specifications Form** immediately below. The contract section, the specific text addressed by the exception or requested modification, and the proposed modification must be identified in detail. Proposer's exceptions and proposed modifications are subject to review and approval of Sourcewell and will not automatically be included in the contract.

Contract Section	Term, Condition, or Specification	Exception or Proposed Modification

Documents

Ensure your submission document(s) conforms to the following:

- 1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
 - 2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.
 - 3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.
 - 4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."
- [Financial Strength and Stability](#) - FS2018 Labrie.pdf - Tuesday September 10, 2019 13:21:19
 - [Marketing Plan/Samples](#) - Marketing Plan Information.zip - Tuesday September 10, 2019 10:02:21
 - [WMBE/MBE/SBE or Related Certificates](#) - WBE_2019.pdf - Tuesday September 10, 2019 10:08:20
 - [Warranty Information](#) - LabriePlus Policy and Procedures 2018 R_00.pdf - Wednesday July 24, 2019 15:54:34
 - [Pricing](#) - Pricing Information.zip - Tuesday September 10, 2019 10:48:59
 - [Additional Document](#) - Additional Documents.zip - Tuesday September 10, 2019 10:47:08

Proposers Assurance of Comp

PROPOSER ASSURANCE OF COMPLIANCE

PROPOSER’S AFFIDAVIT

The undersigned, authorized representative of the entity submitting the foregoing proposal (the “Proposer”), swears that the following statements are true to the best of his or her knowledge.

- 1. The Proposer is submitting its proposal under its true and correct name, the Proposer has been properly originated and legally exists in good standing in its state of residence, the Proposer possesses, or will possess before delivering any products and related services, all applicable licenses necessary for such delivery to Sourcewell member agencies. The undersigned affirms that he or she is authorized to act on behalf of, and to legally bind the Proposer to the terms in this Contract.
- 2. The Proposer, or any person representing the Proposer, has not directly or indirectly entered into any agreement or arrangement with any other vendor or supplier, any official or employee of Sourcewell, or any person, firm, or corporation under contract with Sourcewell, in an effort to influence the pricing, terms, or conditions relating to this RFP in any way that adversely affects the free and open competition for a Contract award under this RFP.
- 3. The contents of the Proposer's proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or agent of the Proposer and will not be communicated to any such persons prior to the official opening of the proposals.
- 4. The Proposer has examined and understands the terms, conditions, scope, contract opportunity, specifications request, and other documents in this solicitation and affirms that any and all exceptions have been noted and included with the Proposer's Proposal.
- 5. The Proposer will, if awarded a Contract, provide to Sourcewell Members the /products and services in accordance with the terms, conditions, and scope of this RFP, with the Proposer-offered specifications, and with the other documents in this solicitation.
- 6. The Proposer agrees to deliver products and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.
- 7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
- 8. The Proposer understands that Sourcewell will reject RFP proposals that are marked “confidential” (or “nonpublic,” etc.), either substantially or in their entirety. Under Minnesota Statute §13.591, Subd. 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals generally become public data. Minnesota Statute §13.37 permits only certain narrowly defined data to be considered a “trade secret,” and thus nonpublic data under Minnesota’s Data Practices Act.

The Proposer understands that it is the Proposer’s duty to protect information that it considers nonpublic, and it agrees to defend and indemnify Sourcewell for reasonable measures that Sourcewell takes to uphold such a data designation.

☒ By checking this box I acknowledge that I am bound by the terms of the Proposer’s Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Diana Grootonk, President

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

☒ Yes ☐ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Mobile Refuse Vehicles_Addendum 3 Mon August 19 2019 10:58 AM	☒	--
Mobile Refuse Vehicles_Addendum 2 Fri August 16 2019 02:42 PM	☒	--
Mobile Refuse Vehicles_Addendum 1 Fri August 9 2019 09:45 AM	☒	--

**AMENDMENT
TO
CONTRACT #091219-LEG**

THIS AMENDMENT is effective upon the date of the last signature below by and between **Sourcewell** and **Labrie Environmental Group** (Vendor).

Sourcewell awarded a contract to Vendor to provide Mobile Refuse Collection Vehicles with Related Equipment, Accessories, and Services, to Sourcewell and its Participating Entities, effective December 5, 2019, through November 15, 2023 (Contract).

The parties now amend the Contract to delete in its entirety Section 20. Insurance, Subsection A. Requirements, Item 5. Professional/Technical, Errors and Omissions, and/or Miscellaneous Liability.

Except as amended by this Amendment, the Contract remains in full force and effect.

Sourcewell

DocuSigned by:
By: Jeremy Schwartz
C0FD2A139D06489...
Jeremy Schwartz, Director of Operations/CPO

Date: 5/26/2022 | 10:52 AM CDT

Approved:

DocuSigned by:
By: Chad Coauette
7E42B8F817A64CC...
Chad Coauette, Executive Director/CEO

Date: 5/26/2022 | 10:53 AM CDT

Labrie Environmental Group

DocuSigned by:
By: Paul Venesky
C61C7792E80D439...
Paul Venesky, CFO

Date: 5/24/2022 | 11:49 AM PDT

Labrie Environmental Group

DocuSigned by:
By: Michael Eastabrook
BFB77DB4D860478...
Michael Eastabrook, CEO

Date: 5/26/2022 | 6:47 AM PDT

PROPOSAL SUMMARY

Prepared for:

Jeff DeWire/Jeff Riggins

City of Columbia, TN



Labrie Automizer Right Hand on AutoCar ACX Chassis

The Automizer Right-Hand side Loader

Customer Name : City of Columbia

Labrie Side Loaders

Environmental Products would like to thank you for the opportunity to present the **Labrie Automizer Right-Hand Side Loader**.

Environmental Products Group is the sole provider of Labrie Equipment in the state of Tennessee, as well as many other leading industry product lines including: Vactor sewer Cleaners, Elgin Street Sweepers, TRUVAC Hydro Excavation Equipment, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, Tennessee, Alabama, Arkansas and the Caribbean. Including Vactor, Elgin, TRUVAC, and Envirosight repair centers, Extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more... we are ready to service your every need.

EP Rents is a division of Environmental Products Group, EP Rents specializes in rental trucks when you need them. With a large inventory of Vactor Sewer Cleaners and Trailer Jetters, Elgin Sweeper, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders. Call us for any of your rental needs.

Thank you for your consideration.



Product Description

- The Automizer™ Right-Hand side loader features a strong, light-weight body with a reliable loading arm that can reach farther than any other automated side loader.

Parked cars and other obstacles are no longer an obstacle with an arm that can reach 12-feet and lift up to 1,000 pounds fully extended.

Thanks to carefully engineered hydraulics, this arm maneuvers both smoothly and with exacting precision.

Standard Features:

- Spill Shield on Gripper
- Heavy Duty Arm & Grabber 32 to 95 gal
- 31 Yard Capacity
- Crusher Panel
- Retainer Teeth Under Breaker Bar
- Grabber counting device: counts number of carts dumped
- Aux Arm Ctrl Inside cab on curbside
- Packer control on joystick
- Crusher panel control on joystick
- Hydraulic oil cooler
- Hydraulic Pressure Gauge for Main Valve with Quick Coupler
- Broom and Shovel Front Of Hopper on Curbside & Hoe Front of Hopper on Streetside
- Work light package: – LED (2)
- Triple Safety Vision Camera (3) with Heater/With Shutter
- Top of Right-Hand Arm (35) -pointing curbside
- Cart/Container Counting Device on Arm(s)
- Ground Level Grease Point for Follower Panel Rollers (Centralized)
- Ground Level Grease Points for Packer Rails (Centralized)
- Ground Level Grease Points for Tailgate (Centralized) & Hopper Door(s)
- Body Floor Liner Full Length -Hardox 450
- Hopper Floor Liner -Hardox 450
- Hopper Side Wall Liners -Hardox 450
- Anti-Sail Bars on Rear Mud Guards (Rear Wheels)
- Allison Transmission
- Cummins Motor



SOURCWELL QUOTE PRICE = \$378,091.60

Available immediately

Please don't hesitate to call with questions, or if you need any additional information. Thank you for your interest and the opportunity to earn your business. Does not include F.E.T. and Sales Tax.

ACX64 Class 8 Model Year 2023

Truck Country d.b.a. Stoops Freightliner
1851 W. Thompson Rd.
Indianapolis, IN 46219

Prepared By : Bobby Smith
765-808-1259
BobbySmith@TRUCKCOUNTRY.onm
icrosoft.com

Prepared For : (MULTIPLE CUSTOMERS)

Tuesday, July 18, 2023 4:15:55 PM EST

07/18/2023

Chassis Specification

			Description	Front Weight	Rear Weight
AUTOCAR TRUCKS					
O	ENG0001	ENGINEERING GROUP IDENTIFIER	AUTOCAR ENGINEERING	0	0
S	0040002	MODELS	ACX64	10,431	6,154
O	5000003	CAB SHELL	DUAL DRIVE LH AND RH SIT	34	-9
O	100U003	CUSTOMER TYPE	UNKNOWN (STOCK/DEMO)	0	0
VEHICLE ADAPTATION					
S	114010	COUNTRY OF USE	UNITED STATES STD MARKET ADAPTATION	0	0
O	C03003	TERRITORY	CENTRAL	0	0
SOLUTION					
O	C04006	BODY COMPANY	LABRIE	0	0
O	C02004	BODY TYPE	AUTOMATED SIDE LOADER	0	0
S	C070001	FUEL SYSTEM TYPE	DIESEL	0	0
O	C002004	TRUCK TYPE (WRENCH CODE)	ASL, LABRIE, WB 222, NO AUX AXLE, DIESEL, WITH DUMP	0	0
O	C06502	BODY STYLE	LABRIE AUTOMIZER	0	0
O	C05031	TOTAL BODY CAPACITY - BODY/HOPPER	31 YARD	0	0
S	C090003	AXLE QUANTITY	3 AXLE	0	0
S	C080001	REAR SUSPENSION TYPE	STD/BEAM TYPE REAR SUSPENSION	0	0
O	C01003	APPLICATION	REFUSE - LANDFILL	0	0
O	C11006	BODY COMPANY SERVICE OPTION	CONTAINER DUMP	0	0
O	D010200	FRONT GAWR	20000 LBS	0	0
O	D020460	REAR GAWR	46000 LBS	0	0
O	D100660	GVWR	66000 LBS	0	0
ENGINE					
S	1012102	ENGINE ASSY	L9, 360HP / 2200RPM / 1150 LB- FT, CUMMINS	0	0
O	972A001	SPECIAL EMISSION CERTIFICATION LABELS	CARB CLEAN IDLE CERTIFIED (DIESEL)	0	0
S	4460001	FUEL TYPE	ULTRA-LOW SULPHUR DIESEL FUEL REQUIRED	0	0
ENGINE EQUIP					

O	1222000	PTO-ENGINE FRONT	FEPTO ADAPTER (3.75" BCD with 2.75" MALE PILOTED FLANGE YOKE - 7/16-20 BOLTS)	40	-9
S	128071	ENGINE CONTROL SPECIFICATIONS	DEFAULT SPECS	0	0
S	1290004	ENGINE ELECTRONICS	CUMMINS 500K COMMUNICATION	0	0
O	1310006	BRAKE-ENGINE	CUMMINS VGT EXHAUST BRAKE	1	0
O	4382006	FILTER-FUEL, CHASSIS MOUNTED	FLEETGUARD FS20121 F/W SEPARATOR W/HEATER AND PROBE AND DASH LIGHT	0	0
S	1700001	FILTER-FUEL, ENGINE MOUNTED	SECONDARY SPIN-ON FILTER, REMOTE MTD.	0	0
O	1760001	ENGINE OIL SAMPLING PROVISION	ENGINE OIL SAMPLING PORT	1	0
O	C03003	TERRITORY	CENTRAL	0	0
O	180024	ENGINE BLOCK HEATER	PHILLIPS 120V 1000 WATT	5	0
O	1810003	HEATER RECEPICAL LOCATION-ENGINE	RECEPTACLE LOCATED AT CAB STEPS, RH SIDE	0	0
S	2080001	FAN & DRIVE-ENGINE	2-SPEED FAN	0	0
S	2120003	RADIATOR SURGE TANK	STANDARD SURGE TANK W/ SIGHT GLASS	0	0
O	2200002	AIR CLEANER	15" ONE STAGE EPG CLEANER W/SAFETY ELEMENT DONALDSON	3	0
S	226001	AIR INTAKE RAIN CAP	BLACK, HOOD TYPE	0	0
O	2302001	MUFFLER SYSTEM	LH VERT HORIZ DPF/SCR	0	0
S	2310003	EXHAUST SHIELDS	DPF & SCR SHIELDS	0	0
O	2320011	EXHAUST STACKS	STAINLESS STEEL STACK W/TURN OUT	0	0
O	234001	EXHAUST RAIN CAP	SINGLE	1	0
S	115A200	TURBO HEAT SHIELD	TURBO HEAT SHIELD	0	0
S	2390002	UREA DELIVERY SYSTEM	OVER-FENDER MTD., LH SIDE, 10 GAL. CAPACITY	0	0
S	5300001	ENGINE/EXHAUST COVER	ALUM TURBO/EXHAUST PIPE DEBRIS SHIELD	0	0
S	700026	AIR COMPRESSOR	CUMMINS WABCO 18.7 CFM COMPRESSOR	0	0
S	8200003	STARTING MOTOR	DELCO REMY 12V 39 MT W/OCP	0	0
S	8020004	ALTERNATOR	DELCO REMY 36SI 12V 160 AMP	13	0
O	P020002	ENGINE IDLE SHUT DOWN	ENGINE IDLE SHUT DOWN DISABLED	0	0
S	P030001	CRUISE CONTROL PARAMETER	CRUISE CONTROL ENABLED	0	0

S	P630006	MAX VEHICLE SPEED - PTO MODE	MAX VEHICLE SPEED IN PTO MODE = 6 MPH	0	0
S	P641200	RPM PTO MODE	1200 RPM MAX IN PTO	0	0
S	P701200	PTO SET SWITCH	PTO SET SWITCH = 1200 RPM	0	0
S	P711000	PTO RESUME SWITCH	PTO RESUME SWITCH = 1000 RPM	0	0
S	P010065	VEHICLE GOVERNED SPEED LIMIT	SPEED LIMIT 65MPH	0	0

TRANSMISSION

S	2580003	VOCATION	RDS REFUSE - VOC 400-XXX	0	0
O	2690019	CONTROL MODULE (ELECT)	REFUSE W/ AUTO-NEUTRAL & SERVICE BRAKE, VP170	0	0
S	26A0001	TRANSMISSION SHIFT SCHEDULE / FUEL SENSE	PRIMARY PERFORMANCE / SECONDARY ECONOMY	0	0
S	PT10001	TRANS DIRECTION CHANGE SHIFT INHIBIT	SHIFT INHIBIT ENABLED	0	0
S	27P0000	TRANSMISSION RETARDER AUDIBLE ALARM	NO TRANSMISSION RETARDER AUDIBLE ALARM	0	0
O	2700028	TRANSMISSION	ALLISON 4500 SERIES,6-SPEED	384	59
S	287A200	TRANSMISSION BREATHER	TRANSMISSION REMOTE BREATHER	0	0
S	284016	TRANSMISSION CONTROLS	ALLISON PUSHBUTTON CONTROLS	0	0
S	286005	COOLER-TRANSMISSION OIL	OIL TO WATER TYPE	0	0
O	2900004	TRANSMISSION OIL FILL/CHECK	TRANS FLUID WITH DIPSTICK AND THREADED OIL SAMPLE PORT	1	0
S	300011	DRIVESHAFT-MAIN	SPICER 1760HD HALF ROUND	0	0
O	3170007	PTO-TRANSMISSION MOUNTED	CHELSEA 890 / 897 PTO CLEARANCE (PREP ONLY)	5	0

FRONT AXLE

O	3702001	FRONT AXLE	HENDRICKSON 20K AXLE 20,000 LB CAPACITY	-60	0
S	3690005	FRONT AXLE POSITION	52.5 INCHES	0	0
O	3712001	FRONT SUSPENSION	HENDRICKSON 20,000 SPRING CLAMP GROUP (REQUIRES VALIDATION TIMING)	0	0
O	371T01	SUSPENSION, FRONT AUX	AUX LOAD CUSHION	10	0
S	373002	SHOCK ABSORBERS-FRONT	DOUBLE ACTING SINGLE - HEAVY DUTY	0	0
S	904011	HUBS-FRONT	STEEL HUB PILOTED,285MM BOLT CIRCLE	0	0
S	9400001	WHEEL OIL SEALS-FRONT	SCOTSEAL PLUS XL	0	0
S	9210001	HUB CAPS - FRONT AXLE	CR ZYTEL HUBCAP	0	0

S	374002	FRONT AXLE LUBRICANT	SYNTHETIC,DANA SPICER EP75W90,OR EQUIV	0	0
O	7510001	BRAKES-FOUNDATION, FRONT AXLE	MERITOR 16.5X7" QP REFUSE BRAKE	29	0
S	754009	BRAKE SLACK ADJUSTERS -FRONT AXLE	MERITOR AUTOMATIC	0	0
S	755001	DUST SHIELDS - FRT BRAKES	DUST SHIELDS - FRONT BRAKES	0	0
S	901001	BRAKE DRUM-FRONT	CAST IRON	0	0
O	383107	STEERING GEAR	INTEGRAL POWER STEERING W/LEFT HAND RAM	0	0
S	387003	POWER STEERING RESERVOIR	FOUR QUART REMOTE MOUNTED	0	0

REAR AXLE

O	330444	REAR DRIVE AXLE-SINGLE & TANDEM	MERITOR RT46-160 46,000 LB	0	430
S	330U98	REAR AXLE LUBE PUMP	NO LUBRICATION PUMP	0	0
O	331538	REAR DRIVE AXLE RATIO	5.38	0	0
O	333014	REAR DRIVE AXLE ANTI- SPIN DEVICES	FOUR WHEEL LOCK	0	63
O	3500004	REAR SUSPENSION	HENDRICKSON HMX-460 SUSP @ 54" AS	0	0
S	351013	REAR SUSPENSION BEAMS	54 INCH STEEL RUBBER BUSHED	0	0
S	358005	TORQUE RODS	LONGITUDINAL & TRANSVERSE - RUBBER BUSHED	0	0
S	9130001	HUBS-REAR	IRON HUB, HP 10 STUD	0	0
S	3400001	REAR AXLE BREATHER	STANDARD AXLE BREATHER	0	0
S	9410001	WHEEL OIL SEALS-REAR	SCOTSEAL PLUS XL	0	0
O	7610001	BRAKES-FOUNDATION, REAR AXLE	MERITOR 16.5X8.62" QP REFUSE BRAKE	0	42
S	764013	BRAKE SLACK ADJUSTERS -REAR AXLE	MERITOR AUTOMATIC,TANDEM AXLE	0	0
S	765001	DUST SHIELDS - REAR BRAKES	DUST SHIELDS - REAR BRAKES	0	0
S	781012	BRAKE CHAMBERS- PARKING, TYPE/VENDOR	CAM TYPE MGM STOPGARD (4)	0	0
S	910001	BRAKE DRUM-REAR	CAST IRON	0	0

BRAKES

S	729002	AIR LINES-PARKING BRAKE, CHASSIS	AIR LINES CHASSIS PARK BRAKE	0	0
S	7410004	BRAKE CONTROL SYSTEM	MERITOR WABCO ABS 4S/4M W/PLC	0	0

CHASSIS

O	400222	WHEELBASE	222 INCHES	22	26
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O	402080	FRAME-REAR OVERHANG	80"	36	-123
S	403012	FRAME RAILS	3/8" VARIABLE DROP STEEL, EXT B	0	0
O	404002	FRAME REINFORCEMENT INNER	.25" LINER, STANDARD LENGTH	132	408
S	4070004	FRAME-FRONT EXTENSION	ACX STANDARD FRONT END	0	0
S	409002	FRAME CROSSMEMBER- CENTER	ALUMINUM ORIENTATION B	0	0
S	4110002	FRAME CROSSMEMBER- END CLOSING	ALUMINUM MEMBER-IF REQUIRED	0	0
O	460002	BUMPER-FRONT	CHROMED STEEL	0	0
O	4682000	GUARD-OIL PAN	ENGINE OIL PAN GUARD - STEEL	0	0
S	480002	TOWING DEVICE-FRONT	TWO REMOVABLE TOW PINS	0	0
S	8742000	WIRING, BODY INTERFACE	RP 170 COMPLIANT	0	0
O	430021	FUEL TANK-LEFT	100 GAL 26" DIA UNPAINTED ALUMINUM	6	3
O	4470002	LH FUEL TANK SPACERS	LH FUEL TANK SPACED 2", DROPPED 0"	7	5
S	432002	FUEL TANK STRAP/ SUPPORT LEFT	PAINTED STEEL, LH	0	0
O	4280003	DRILLING FUEL TK SUPT- LEFT	FUEL TANK LHS LOCATION - SPEC DRIVEN	0	0
S	436015	FUEL LINES	SAE J1402A1 WIRE BRAIDED	0	0
O	8120007	BATTERY BOX	STEEL BOX W/ ALUM LID, 3 BATTERY, LHS	-10	0
S	8160001	BATTERY BOX SPACERS	BATTERY BOX STANDARD HEIGHT	0	0
O	8090003	BATTERY BOX DRILLING	BATTERY BOX LOCATION - SPEC DRIVEN	0	0
S	810089	BATTERY	3 JOHNSON CONTROL 31ECL 12V 2250CCA	0	0
S	8140002	BATTERY SHUT-OFF SWITCH	SHUTOFF W/ LOCKOUT, NO EMERGENCY JUMPER STUDS	0	0
S	7110001	AIR TANK-BRAKE	STEEL AIR TANKS	0	0
O	7090003	AIR TANK DRILLING	AIR TANKS LOCATION SPEC DRIVEN	0	0
O	7380001	EMERGENCY AIR SYSTEM CHARGING	SCHRADER VALVE, WET TANK MTD	1	0
O	7152001	WET TANK DRAIN	WABCO DV-2 AUTOMATIC W/ HEATER	0	0
O	715T003	AIR RESERVOIR DRAIN SYSTEM	CENTRAL MANIFOLD W/ PETCOCKS	2	2
S	7130001	AIR DRYER	WABCO 1800P W/HEAT	0	0
O	7100008	AIR DRYER DRILLING	AIR DRYER MTD OUTSIDE RAIL, RHS, SPEC DRIVEN	0	0

S	724001	AIR LINES-CAB	SAE J844 NYLON TUBING	0	0
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CAB EXTERIOR

S	4510001	STEP-CAB ACCESS, CAB MOUNTED	DUAL SELF CLEANING CAB ENTRANCE STEPS	0	0
S	502001	CAB DOORS	STEEL	0	0
O	6220019	MIRRORS-DUAL WEST COAST	MIRROR, CHROME, HTD, REMOTE, W / LWR HTD CONVEX	0	0
S	630026	HORN-AIR	TWIN MOUNTED UNDER CAB	0	0
S	631001	HORN-ELECTRIC	SINGLE	0	0
S	661001	CAB TILT MECHANISM-C.O.E.	HYDRAULIC TILT	0	0
O	6720004	GRILLE	CHROMED AUTOCAR GRILLE	0	0
S	675001	BUG SCREENS	BUG SCREEN MOUNTED BEHIND GRILLE	0	0

CAB INTERIOR

S	3800001	STEERING WHEEL	16" DIA. WHEEL, 2 SPOKE	0	0
O	381001	STEERING COLUMN	FIXED POSITION	-1	0
O	5202002	SEAT-DRIVER	SEARS C2+ SEAT, AIR RIDE, AIR LUMBAR	0	0
O	5212002	SEAT-PASSENGER	SEARS C2+ SEAT, AIR RIDE, AIR LUMBAR	0	0
S	5222000	SEAT BELTS-DRIVER	THREE POINT RETRACTABLE, W/O COMFORT LATCH	0	0
S	5232000	SEAT BELTS-PASSENGER	THREE POINT RETRACTABLE, W/O COMFORT LATCH	0	0
O	5260002	SEAT INSERT	MODURA, ASPHALT COLOR	0	0
O	5380001	CARPET & MAT	DIAMOND PLATE FLOORING - BOTH SIDES	8	4
S	5500001	CENTER CONSOLE	CENTER CONSOLE	0	0
O	5510002	REAR CONSOLE	REAR CONSOLE W/ WIRE FRAME STORAGE CONTAINER	2	0
S	594001	CIGAR LIGHTER	DASH MOUNTED CIGAR LIGHTER	0	0

CAB CLIMATE CONTROL

S	0602001	CAB TEMPERATURE SYSTEM	AIR COND INTEGRAL WITH HEATER/DEFROSTER (GHG)	0	0
S	612001	AIR CONDITIONER CONDENSER	STANDARD (RADIATOR MOUNTED)	0	0

GAUGES & INSTRUMENTATION

S	0572001	INSTRUMENTS SALES PKG	ADVANCED DIAGNOSTIC DISPLAY - V1	0	0
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S	1430001	TRUCK ELECTRICAL CONTROL MODULE	VEHICLE CONTROL UNIT	0	0
S	1362000	TACHOMETER/RPM TACHOGRAPH	ELECTRONIC TACHOMETER	0	0
S	1372000	GAUGE-HOURMETER	HOURLMETER INCLUDED IN ON BOARD DISPLAY	0	0
S	225009	AIR INTAKE RESTRICTION INDICATOR	GRADUATED, AIR CLEANER MOUNTED	0	0
O	3190001	PTO CONTROLS	PTO ELECTRIC CONTROL SWITCH	1	0
S	4390001	GAUGE-FUEL LEVEL	ELECTRONIC FUEL LEVEL	0	0
S	5712003	GAUGE PANELS	ALL GAUGES IMPERIAL	0	0
S	1472001	VEHICLE MONITORING SYSTEM	AUTOCAR ADVANCED TELEMATICS - FULL INSTALLATION	0	0

LIGHTING

S	8360003	LAMPS-HEAD	LED HEADLAMPS	0	0
S	8410002	LAMPS-TURN SIGNAL - FRONT	LED FRONT TURN SIGNALS	0	0
S	8510002	LAMPS-MARKER	AMBER LED ROOF MARKERS	0	0
S	859001	LAMPS-RUNNING	DAYTIME	0	0
S	8700001	CIRCUIT PROTECTION DEVICE	AUTO CIRCUIT BREAKERS	0	0

RADIO/MISC

S	509001	KEY & LOCK SETS-IGN/DOORS	DOOR & IGNITION SAME - UNIQUE PER TRUCK	0	0
O	5900008	RADIO	AM/FM/WB/MP3/CD/USB/BLUETOOTH	13	-4
O	59A0002	RADIO MOUNTING LOCATION	RADIO MOUNTED IN RHS HEADLINER	0	0
O	5910002	ANTENNA/POWER SUPPLY	ANTENNA - ROOF MOUNTED	0	0
O	596005	RADIO SPEAKERS	2 DUAL CONE SPEAKERS	0	0
O	9620002	FIRE EXTINGUISHER	EMPTY STORAGE COMPARTMENT UNDER SEAT	0	0

FRONT TIRES / WHEELS

O	9312020	TIRE MANUFACTURER & TREAD - FRONT	GOODYEAR ARMOR MAX MSA	0	0
O	930821	TIRE SIZE & LOAD RANGE - FRONT	425/65R22.5L	0	0
O	905549	WHEELS-DISC FRONT	22.5X12.25" ALUMINUM, 4.75" INSET, ACCURIDE	-64	0

REAR TIRES / WHEELS

O	9342009	TIRE MANUFACTURER & TREAD - REAR	BRIDGESTONE M870	0	0
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O	933469	TIRE SIZE & LOAD RANGE - REAR	315/80R22.5L	0	0
O	9142003	WHEELS-DISC REAR	22.5X9.0" ALUMINUM, 6.02" INSET, ACCURIDE	0	0

PAINT

S	950001	CAB PAINT SCHEME	SINGLE COLOR PAINT	0	0
S	9550001	CAB PAINT TYPE	STANDARD WHITE	0	0
S	9801002	CAB COLOR-FIRST	APPROVED --- DPSS-N0007EX --- STANDARD WHITE N0007	0	0
S	9861U1	CHASSIS COLOR	BLACK P3036	0	0
S	987949	BUMPER COLOR	SAME AS CHASSIS,UNPAINTED ALUM OR CHROME	0	0
S	988401	DISC WHEEL OR RIM COLOR	STEEL, E-COAT WHITE / ALUM-UNPAINTED	0	0

ADDITIONAL OPTIONS

S	899002	CHASSIS WARRANTY	STANDARD WARRANTY	0	0
S	899A200	TRANSMISSION WARRANTY	ALLISON 3YR. WARRANTY	0	0
O	899B100	ENGINE WARRANTY	CUMMINS CARB INCLUDED ENGINE WARRANTY	0	0
O	899K100	EXHAUST AFTERTREATMENT EXTENDED WARRANTIES	CUMMINS CARB INCLUDED AFTERTREATMENT WARRANTY	0	0
S	978015	FLOOR PLAN	15 DAYS FLOORING	0	0

SUB TOTALS

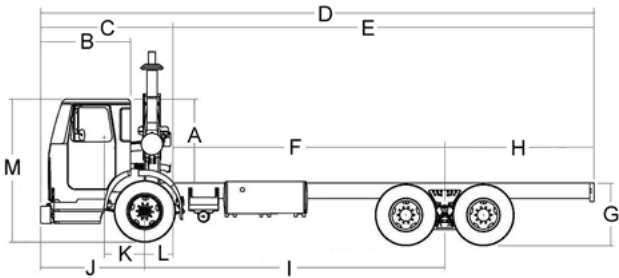
BASE WEIGHT	10,431	6,154
FACTORY OPTION WEIGHT	622	870
DISTRIBUTOR OPTION WEIGHT	0	0

TOTALS

TOTAL WEIGHT (LB)	11,053	7,024	18,077
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07/18/2023

Dimensions



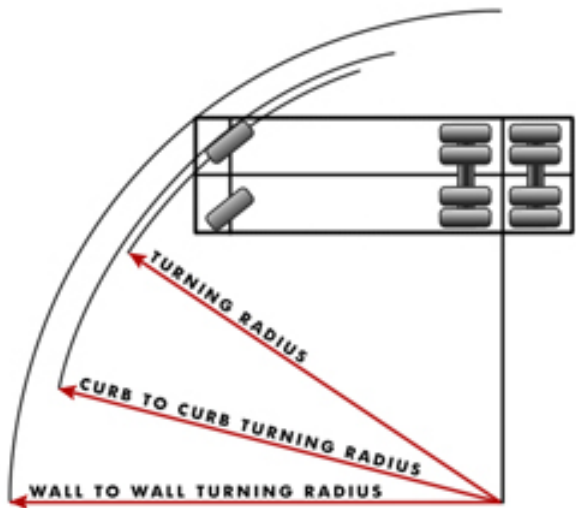
	Dimension(ft)	Description
A	59.00	CAB HEIGHT
B	62.00	BUMPER TO BACK OF CAB
C	95.00	EFFECTIVE BUMPER TO BACK OF CAB
D	373.00	OVERALL LENGTH
E	278.00	EFFECTIVE CAB TO END OF FRAME
F	198.00	EFFECTIVE CAB TO REAR AXLE
G	43.65	UNLADEN FRAME HEIGHT
H	80.00	OVERHANG
I	222.00	WHEELBASE
J	71.00	BUMPER TO FRONT AXLE
K	-24.00	DRIVER CENTER OF GRAVITY
L	24.00	EFFECTIVE FRONT AXLE TO BACK
M	102.65	OVERALL HEIGHT
N	0.00	FRONT FRAME EXTENSION

SPECIFICATION SUMMARY

Model	ACX64 Class 8
Engine	L9, 360HP / 2200RPM / 1150 LB-FT, CUMMINS
Transmission	ALLISON 4500 SERIES,6-SPEED
Rear Axle	MERITOR RT46-160 46,000 LB
Rear Axle Ratio	5.38
Rear Tire	315/80R22.5L

07/18/2023

Turning Radius



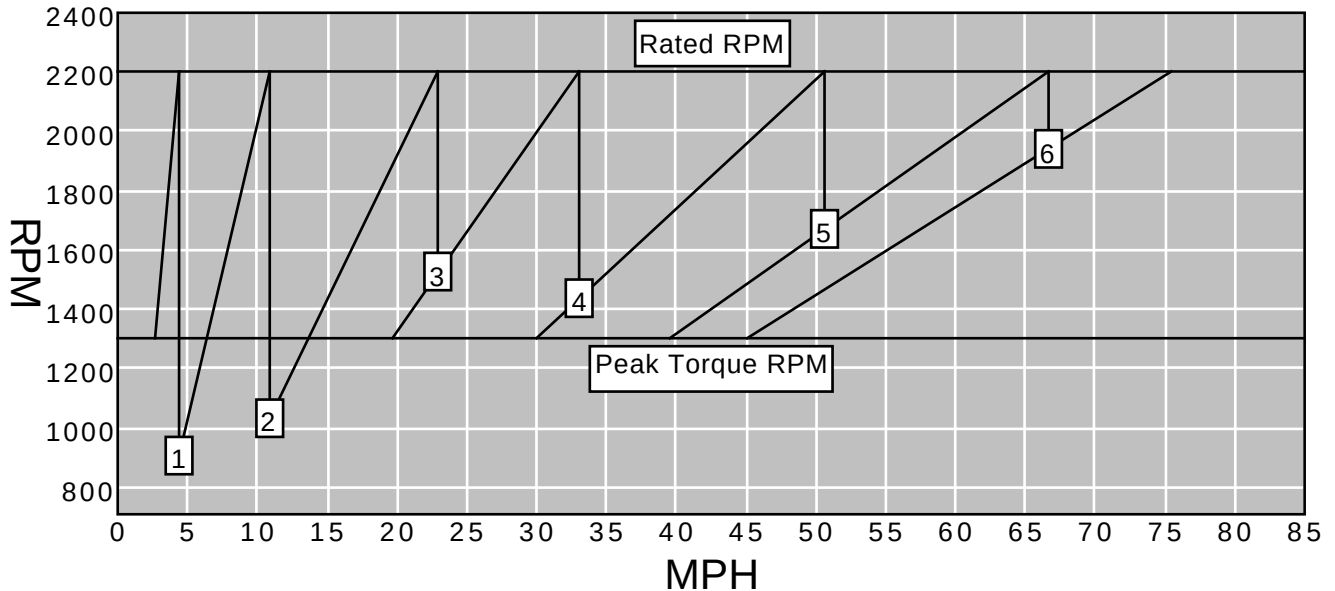
	Dimension(ft)	Description
A	32.37	TURNING RADIUS
B	67.41	CURB TO CURB TURNING DIAMETER
C	72.84	WALL TO WALL TURNING DIAMETER

SPECIFICATION SUMMARY

Model	
Engine	L9, 360HP / 2200RPM / 1150 LB-FT, CUMMINS
Transmission	ALLISON 4500 SERIES,6-SPEED
Rear Axle	MERITOR RT46-160 46,000 LB
Rear Axle Ratio	5.38
Rear Tire	315/80R22.5L

07/18/2023

Shift Chart



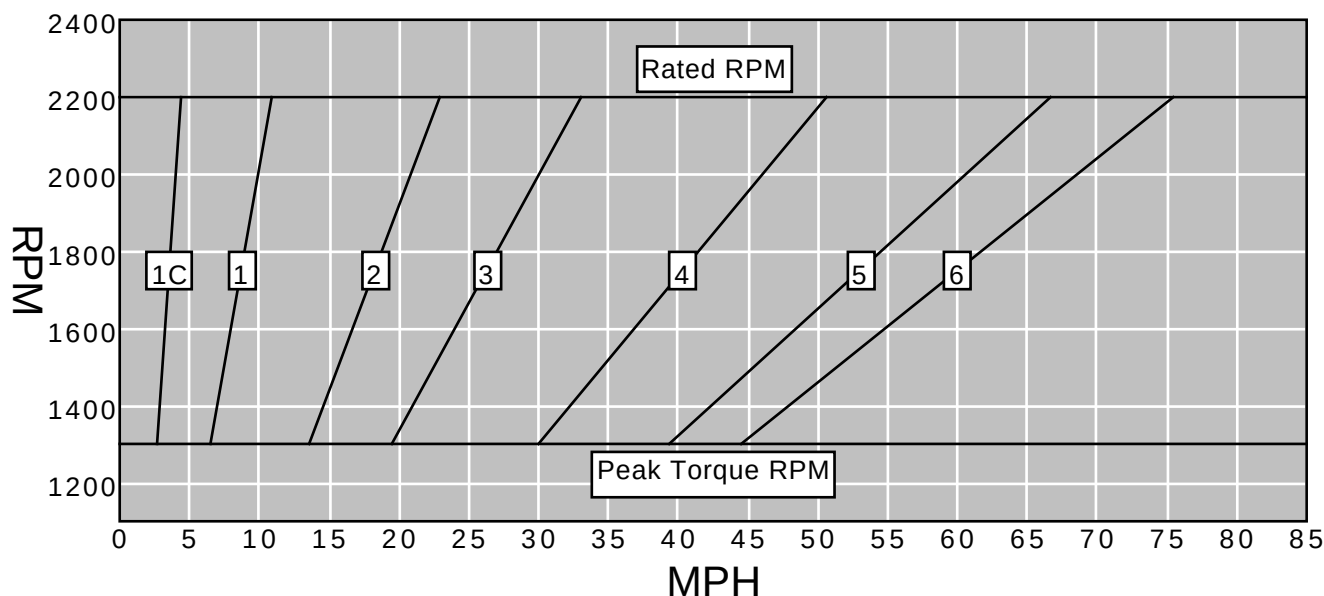
Gear	Trans. Ration	Rear Axle Ration	Overall Reduction	% Split	MPH	RPM After Shift
1C	11.37	5.38	61.2	0.0	4.4	0
1	4.70	5.38	25.3	141.9	10.8	909
2	2.21	5.38	11.9	112.7	22.9	1,034
3	1.53	5.38	8.2	44.4	33.1	1,523
4	1.00	5.38	5.4	53.0	50.6	1,437
5	0.76	5.38	4.1	31.6	66.6	1,672
6	0.67	5.38	3.6	13.4	75.5	1,939

SPECIFICATION SUMMARY

Model	ACX64 Class 8
Engine	L9, 360HP / 2200RPM / 1150 LB-FT, CUMMINS
Rated Power	359 HP @ 2200 RPM
Peak Torque	1150 LB-FT @ 1300
Transmission	ALLISON 4500 SERIES,6-SPEED
Rear Axle	MERITOR RT46-160 46,000 LB
Rear Axle Ratio	5.38
Rear Tire	315/80R22.5L
Tire Revolution	485

07/18/2023

Operating Range



	Gear	Trans. Ratio	Rear Axle Ratio	Minimum MPH	Maximum MPH
	1C	11.37	5.38	2.6	4.4
	1	4.70	5.38	6.4	10.8
	2	2.21	5.38	13.5	22.9
	3	1.53	5.38	19.5	33.1
	4	1.00	5.38	29.9	50.6
	5	0.76	5.38	39.3	66.6
	6	0.67	5.38	44.6	75.5

SPECIFICATION SUMMARY

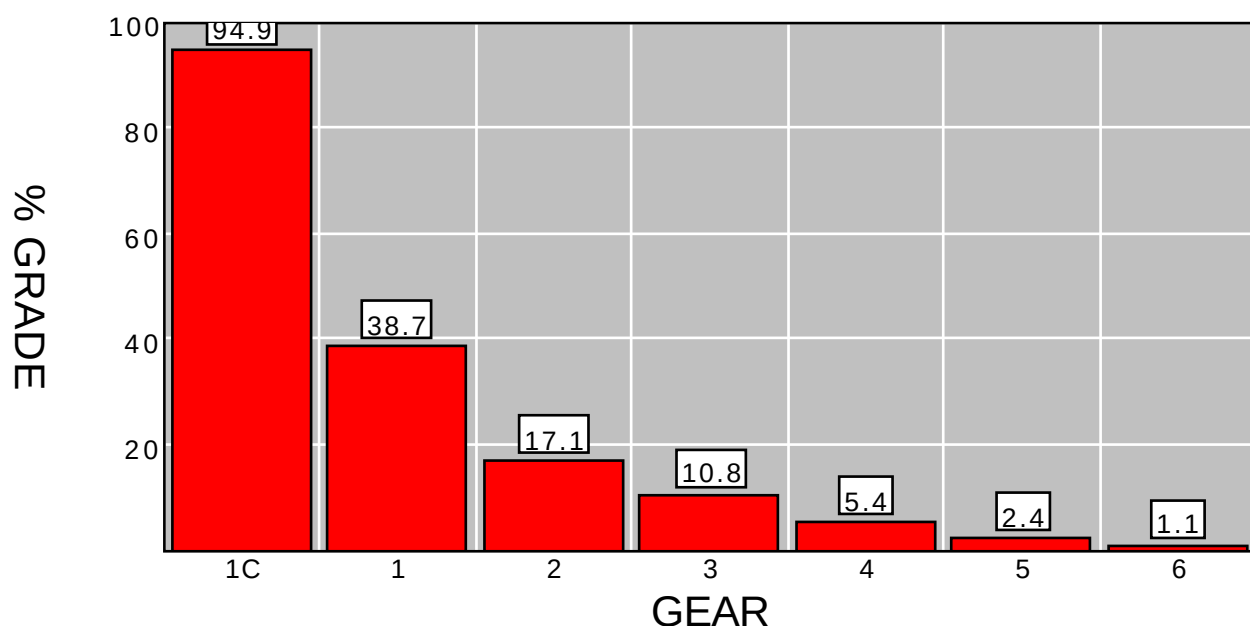
Model	ACX64 Class 8
Engine	L9, 360HP / 2200RPM / 1150 LB-FT, CUMMINS
Rated Power	359 HP @ 2200 RPM
Peak Torque	1150 LB-FT @ 1300
Transmission	ALLISON 4500 SERIES,6-SPEED
Rear Axle	MERITOR RT46-160 46,000 LB
Rear Axle Ratio	5.38
Rear Tire	315/80R22.5L
Tire Revolution	485

Prepared By Bobby Smith
Quote Id : L9 Labrie ASL 425 FRONT WHEEL
Phone : 765-808-1259
Order : 20051066
Lead Unit Sales Order : 20051066
Model : 2023 - ACX64 Class 8

Prepared For CHRIS HAASE
Environmental Products Group

07/18/2023

Gradeability



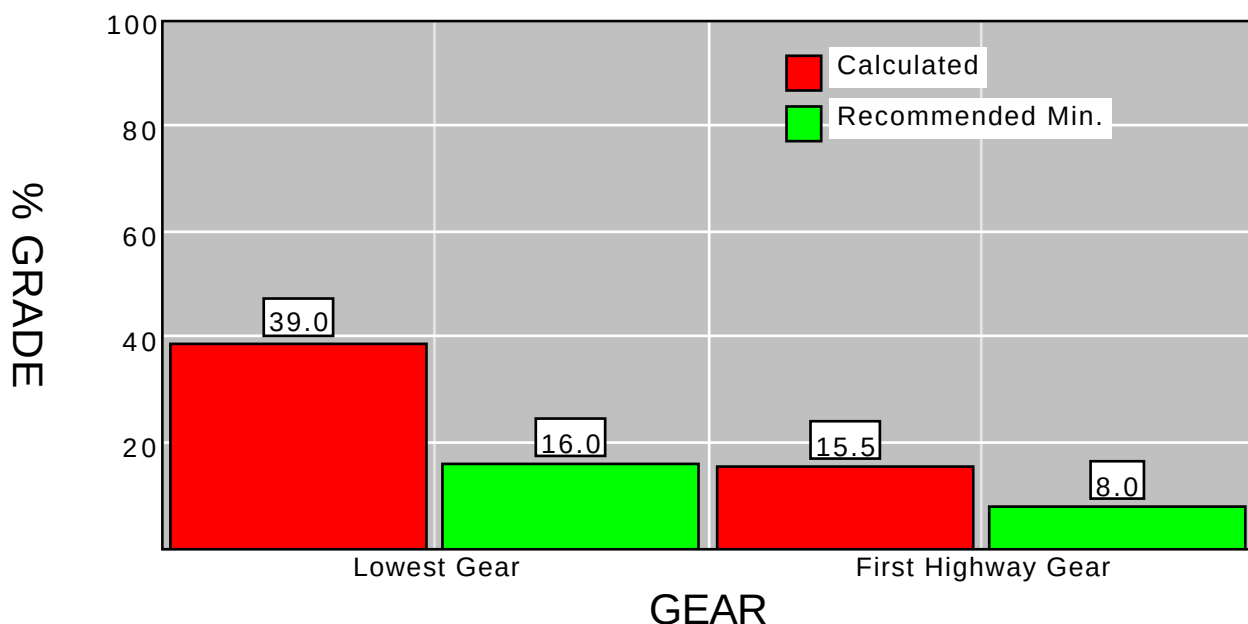
Gear	Trans. Ratio	Rear Axle Ratio	Overall Reduction	Peak Torque	Wheel HP	MPH	Maximum Grade%
1C	11.37	5.38	61.2	1,150.0	286.8	2.6	94.9
1	4.70	5.38	25.3	1,150.0	286.8	6.4	38.7
2	2.21	5.38	11.9	1,150.0	286.8	13.5	17.1
3	1.53	5.38	8.2	1,150.0	286.8	19.5	10.8
4	1.00	5.38	5.4	1,150.0	286.8	29.9	5.4
5	0.76	5.38	4.1	1,150.0	286.8	39.3	2.4
6	0.67	5.38	3.6	1,150.0	286.8	44.6	1.1

SPECIFICATION SUMMARY

Model	ACX64 Class 8
Engine	L9, 360HP / 2200RPM / 1150 LB-FT, CUMMINS
Peak Torque	1150 LB-FT @ 1300
Transmission	ALLISON 4500 SERIES,6-SPEED
Rear Axle	MERITOR RT46-160 46,000 LB
Rear Axle Ratio	5.38
Rear Tire	315/80R22.5L
Tire Revolution	485
GVW/GCV	0
Surface	Concrete

07/18/2023

Startability



Gear	Application	Recommended Minimum Grade %	Calculated Grade %
Lowest Gear	City	12.0	n/a
	On Highway	16.0	39.0
	On-Off Highway	18.0	n/a
	Off Highway	20.0	n/a
		0.0	n/a
First Highway Gear	All Applications	8.0	15.5

"SPECIFICATION SUMMARY"

Model	ACX64 Class 8
Engine	L9, 360HP / 2200RPM / 1150 LB-FT, CUMMINS
Clutch Torque	549 LB-FT 700 RPM
Transmission	ALLISON 4500 SERIES,6-SPEED
Rear Axle	MERITOR RT46-160 46,000 LB
Rear Axle Ratio	5.38
Rear Tire	315/80R22.5L
Tire Radius	19.9
GVW/GCV	0
Surface	Concrete
Terrain	On Highway

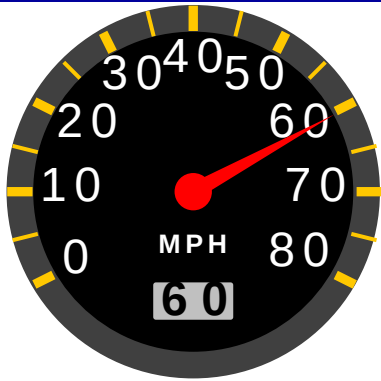
07/18/2023

Top Speed

Speed At Maximum RPM



RPM At 60MPH



	MPH	RPM
Top Speed	75.5	2,200
Cruise Speed	60.0	1,748
Minimum Of Engine Range	24.0	700
Maximum Of Engine Range	75.5	2,200
Minimum Of Economy Range	24.0	700
Maximum Of Economy Range	75.5	2,200

Prepared By Bobby Smith
Quote Id : L9 Labrie ASL 425 FRONT WHEEL
Phone : 765-808-1259
Order : 20051066
Lead Unit Sales Order : 20051066
Model : 2023 - ACX64 Class 8

Prepared For CHRIS HAASE
Environmental Products Group

SPECIFICATION SUMMARY

Model	ACX64 Class 8
Engine	L9, 360HP / 2200RPM / 1150 LB-FT, CUMMINS
Transmission	ALLISON 4500 SERIES,6-SPEED
Rear Axle	MERITOR RT46-160 46,000 LB
Rear Axle Ratio	5.38
Rear Tire	315/80R22.5L
Tire Revolution	485

07/18/2023

GAWR, GVWR & Tire Pressure

GVW Rating – 66,000#			
Front GAWR	20,000#	Rear GAWR	46,000#
Front Suspension	20,800#	Rear Suspension	46,000#
Front Wheels	22,000#	Rear Wheels	80,000#
Front Tire Size And Tread	22,800#	Rear Tire Size And Tread	60,800#
Front Brakes	20,000#	Rear Brakes	48,000#
Front Axle	20,000#	Rear Axle	46,000#
PSI			
Front PSI	105.0	Rear PSI	85.0



OFFICE OF THE CITY MANAGER

July 17, 2023

Derek Albin – Environmental Products Group
2995 Sandbrook St
Memphis, TN 38116

Mr. Albin:

The City of Columbia would like to purchase the following unit your company currently has in stock, Stock #201178, Model Year - 2023 Autocar dual-drive chassis with a 31 cu yd Labrie automated refuse body, VIN 5VCACDAF0PC240585 and priced at \$ 378,091.60. This purchase is pending approval by City Council on Aug 10th.

Sincerely;

Tony Massey
City Manager

A handwritten signature in black ink, appearing to read "Tony Massey", is written over the printed name and title.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, Administrative Assistant to Fire Chief Ty Cobb, gadams@columbiatn.com, [931-560-1723](tel:931-560-1723)

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STATE OF TENNESSEE, DEPARTMENT OF SAFETY AND HOMELAND SECURITY FOR PARTICIPATION IN THE TENNESSEE ADVANCED COMMUNICATIONS NETWORK (TACN).

RECOMMENDATION: Approve.

INFORMATION: The TACN is a P25 Standards Based system constructed by Motorola. It consists of radio communications sites utilizing the VHF High Band, 700MHz and 800MHz frequencies. Master Sites are located diversely throughout the State. Microwave links between the Master Sites and the radio sites utilize redundant methods for a Public Safety grade of service. The TACN extends throughout the State of Tennessee.

The City of Columbia shall be authorized to participate in the TACN. The TACN has features that will enable the City of Columbia to establish restricted "talk groups" for local events without interrupting on-going regional communications, thereby facilitating improved response by Emergency Service Entities and enhancing public safety.

The contract shall be effective on August 14, 2023 and extend for a period of sixty-four (64) months after the effective date.

ATTACHMENTS: *Staff Report; State of Tennessee, Department of Safety and Homeland Security contract.*

GU-RV MODEL / PRO FORMA CONTRACT



CONTRACT

(state revenue contract with a federal or Tennessee local or quasi-governmental entity)

Begin Date August 14, 2023	End Date December 31, 2028	Agency Tracking # 34901-01469-0011	Edison ID 78173
Procuring Party Legal Entity Name City of Columbia, Tennessee			Procuring Party Registration ID 0000004067
Service Caption Participation in the Tennessee Advanced Communications Network (TACN)			
Agency Contact & Telephone # Jeff Gray, Wireless Communications Director Tennessee Advanced Communications Network (TACN) Tennessee Department of Safety and Homeland Security Tennessee Tower, 25th Floor 312 Rosa L. Parks Avenue Nashville, TN 37243 Email Address: jeff.gray@tn.gov Telephone #: (615) 569-1997; (931) 580-0281		CPO USE - GU-RV	

**CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF SAFETY AND HOMELAND SECURITY
AND
City of Columbia, Tennessee**

This Contract, by and between the State of Tennessee, Department of Safety and Homeland Security, hereinafter referred to as the 'State' and City of Columbia, Tennessee, hereinafter referred to as the "Procuring Party," is for participation in the Tennessee Advanced Communications Network (TACN), as further defined in the "SCOPE OF SERVICES."

A. SCOPE OF SERVICES:

- A.1. The TACN is a P25 Standards Based system constructed by Motorola. It consists of radio communications sites utilizing the VHF High Band, 700MHz and 800MHz frequencies. Master Sites are located diversely throughout the State. Microwave links between the Master Sites and the radio sites utilize redundant methods for a Public Safety grade of service. The TACN extends throughout the State of Tennessee.
- A.2. Radio communications on the TACN will comply with regulations of the Federal Communications Commission ("FCC"), specifically applicable provisions within Part 90 (47 Code of Federal Regulations, Chapter 1 of the 10-1-98 Edition).
- A.3. The TACN will be overseen by the State's Director of Wireless Communications.
- A.4. The Procuring Party shall be authorized to participate in the TACN. The TACN has features that will enable the Procuring Party to establish restricted "talk groups" (TGs) for local events without interrupting on-going regional communications, thereby facilitating improved response by Emergency Service Entities ("ESEs") and enhancing public safety.
- A.5. The Procuring Party shall purchase all equipment necessary to provide TACN communications within the Procuring Party's service area in conjunction with the equipment already in place by the State. All such equipment shall be compatible with the TACN.
- A.6. The equipment listed under this section shall fall under manufacturer's warranty for one (1) year after acceptance by the Procuring Party. The Procuring Party shall notify the State of the date of its acceptance of the equipment, in writing, no later than one (1) business day after acceptance of the equipment. After the one (1) year manufacturer's warranty has ended, upon approval of an amendment to Edison Contract #40169, the equipment will be covered under Edison Contract #40169, which provides maintenance and upgrade coverage to the following hardware:
 - a. RF and Router equipment;
 - b. Simulcast controllers and voters;
 - c. Microwave radio and associated equipment;
 - d. MOSCAD Fault Management; and
 - e. Upgrades to the MCC7500 Consoles.
- A.7. The Procuring Party shall be responsible for the following:
 - a. Any real estate, towers, and buildings owned by the Procuring Party;
 - b. Maintenance to the MCC7500 Consoles and control stations, along with all subscriber radios;
 - c. Fire Station and Alerting System;
 - d. All RF and Microwave antennas and feed lines; and
 - e. All Civil equipment such as UPS, Generators, and Tower lights.
- A.8. Public Safety Priority.

- a. If, for purposes of public safety, at any time, in the discretion of the State's Director of Wireless Communications in consultation with the Procuring Party's Point of Contact (POC) identified in Section C.1.d., it is determined that it is necessary to adjust, restrict, or interrupt, participation in the TACN sites outside of the Procuring Party's service area by Procuring Party, the State's Director of Wireless Communications may take such actions deemed appropriate and necessary.
- b. The State's Director of Wireless Communications shall endeavor to provide reasonable advance notice to the Procuring Party prior to making any change, depending on the circumstances, and shall restore the Procuring Party's participation in the TACN sites outside of the Procuring Party's service area at the earliest opportunity.
- c. The priority of participation in the TACN shall be highest for public safety, as represented by the interests of the State, with the next highest priority for participants that are ESEs, and the following priority is for participants that are public entities such as, but not limited to, Departments of Education, Road Departments, and then Non-Governmental Agencies ("NGOs").
- d. The public safety standard for airtime availability ("the Standard") shall be adhered to, as may be defined from time to time by the State's Director of Wireless Communications to promote balanced utilization of the TACN.
- e. No user may adversely affect the total daily capacity or availability of the TACN except in emergency situations and with notification to the State's Director of Wireless Communications.

A.9. Airtime Availability and Limitations.

- a. Mutual cooperation between the Procuring Party and the State will be required so that sufficient airtime availability will be assured for all participants.
- b. The State cannot guarantee airtime due to reasons that include, but are not limited to, equipment failure or maintenance requirements.
- c. The State's Director of Wireless Communications shall make reasonable efforts to minimize any interruption and to maximize airtime availability consistent with the limitations of the TACN.
- d. The State's Director of Wireless Communications shall schedule maintenance, when feasible, during non-peak hours, and make reasonable efforts to notify the Procuring Party prior to any shutdown that may affect the standard.

A.10. Equipment Approval.

- a. Any subscriber infrastructure equipment, as defined by the State's Director of Wireless Communications from time to time, must be approved as to TACN compatibility by the State's Director of Wireless Communications prior to being authorized for purchase.
- b. Failure to comply with Section A.2. of this Contract may result in the removal of the Procuring Party's radio(s) from having transmitting capability in the TACN.
- c. The State's Director of Wireless Communications agrees to act as an advisor to the Procuring Party for the purpose of preparing specifications for procuring infrastructure equipment to be used by the Procuring Party, and to assist in evaluating proposals received in response to solicitations.
- d. If this Contract provides for the reimbursement by the State to the Procuring Party of the cost of goods, materials, supplies, equipment, or contracted services, such procurements

shall be made on a competitive basis, where practical. The State and the Procuring Party shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Contract. In each instance where it is determined that the use of a competitive procurement was not practical, documentation shall include a written justification, approved by the State's Director of Wireless Communications, for such decision and non-competitive procurement.

A.11. No Warranty or Promise of Performance of the TACN.

The State does not offer any warranty of the TACN, TACN quality, reliability, or level of performance, express or implied, or make to the Procuring Party any promise that the TACN will perform as intended, desired, or specified. The Procuring Party understands and agrees to accept service and participation in the TACN subject to awareness of this limitation and assumes all related risks.

A.12. Notice of Changes to the TACN.

The State's Director of Wireless Communications shall provide advance notice and information to the Procuring Party prior to making any major changes to the TACN that may adversely affect its operation.

A.13. TACN Maintenance.

- a. The State's Director of Wireless Communications shall have exclusive authority to provide TACN maintenance on State of Tennessee sites.
- b. The State's Director of Wireless Communications may provide TACN maintenance through direct support and/or through support agreements overseen by the State's Director of Wireless Communications, which agreements may be with partners in the TACN, State agencies, and/or private entities.

A.14. Upon completion of this Contract, the responsibility for providing maintenance, repairs and upgrades on all equipment listed under Sections A.6. and A.7., shall revert back to its respective owners.

A.15. Unless otherwise agreed, the State shall not take ownership of the Procuring Party-owned equipment.

B. TERM OF CONTRACT:

This Contract shall be effective on August 14, 2023 ("Effective Date"), and extend for a period of sixty-four (64) months after the Effective Date ("Term"). The State shall have no obligation for goods or services provided by the Contractor prior to the Effective Date.

C. PAYMENT TERMS AND CONDITIONS:

C.1 In consideration of products and services provided hereunder by the State, the State may charge and collect from the Procuring Party, the appropriate fees as specified below:

Service Description	Amount (per compensable increment)
User Fee per Radio (See section A.5.)	\$200.00 per radio per year

- a. Fees will be waived subject to the appropriation and availability of State or federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State

may charge the fees noted above. In the event fees are to be charged, no fees will be charged if radios are programmed for, and so long as radios stayed programmed for, Mutual Aid Talk Groups as those are defined and determined by the State's Director of Wireless Communications.

- b. This provision does not apply if fees are waived. If fees are to be charged, the State shall notify the Procuring Party and the Procuring Party will have up to twelve (12) months to make the necessary arrangements regarding budgeting. The State must be in receipt of these fees annually, no later than July 1st of each year. Failure to pay the fees may result in cancellation of this Contract. A pro-rated portion may be acceptable depending on the date of the Procuring Party's acceptance of the equipment as noted in Section A.6. Any pro-rated portion shall be calculated based upon the number of months remaining in the state fiscal year. For example, if the Procuring Party accepts equipment in April of a year and has one (1) radio, there are three (3) months remaining in the fiscal year, so the pro-rated portion would be \$50.01 (\$200.00 (1 radio) ÷ 12 = \$16.67 x 3). The Procuring Party may pay in full, for all years or remaining years of the Contract, if agreed to by the State. If full payment is made, the other requirements of this Section regarding reports and payment audits shall still be followed. All fees will be received by the State's Fiscal Director at:

Tennessee Department of Safety and Homeland Security
Cashier's Office
1150 Foster Avenue
Nashville, TN 37243

- c. This provision does not apply if fees are waived. If fees are to be charged, the State will provide a detailed report of all radio user fees incurred by the Procuring Party during the fiscal year such that the Procuring Party can effectively audit and reconcile all payments made under this Contract with fees processed to ensure that the State's reports match the Procuring Party's reports. This report must include the transaction number, requesting agency, services rendered, fees collected or disbursed, dates of processing, and any other information requested by the Procuring Party.

The below-named person shall act as the Point of Contact (POC) for issues related to the Procuring Party's participation in the TACN (i.e., radios, channels, talk groups, operations, etc.). The Procuring Party's contact named in Section E.2. is typically a city or county official, as applicable. In the event fees are to be charged, all reports and invoices shall be submitted to the below-named person at the address below:

Tyler Cobb, Fire Chief
Columbia Fire and Rescue
1000 S. Garden Street
Columbia, TN 38401
Email Address: tcobb@columbiatn.com
Telephone #: 931-560-1721

- d. This provision does not apply if fees are waived. If fees are to be charged, the Procuring Party agrees to make good faith efforts to resolve any payment audit findings on the basis of audits conducted in accordance with the terms of this Contract. Should any such findings be substantiated, the State agrees to adjust the following month's invoice to correct the discrepancy.

D. STANDARD TERMS AND CONDITIONS:

- D.1. Required Approvals. The State is not bound by this Contract until it is signed by the contract parties and approved by appropriate officials in accordance with applicable Tennessee laws and

regulations (depending upon the specifics of this contract, said officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

- D.2. Modification and Amendment. This Contract may be modified only by a written amendment signed by all parties hereto and approved by both the officials who approved the base contract and, depending upon the specifics of the contract as amended, any additional officials required by Tennessee laws and regulations (said officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).
- D.3. Termination for Convenience. The Contract may be terminated by either party by giving written notice to the other, at least thirty (30) days before the effective date of termination. Said termination shall not be deemed a Breach of Contract by the State. Should the State exercise this provision, the State shall have no liability to the Procuring Party. Should either the State or the Procuring Party exercise this provision, the Procuring Party shall be required to compensate the State for satisfactory, authorized services completed as of the termination date and shall have no liability to the State except for those units of service which can be effectively used by the Procuring Party. The final decision, as to what these units of service are, shall be determined by the State. In the event of disagreement, the Procuring Party may file a claim with the Tennessee Claims Commission in order to seek redress.
- Upon such termination, the Procuring Party shall have no right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount.
- D.4. Termination for Cause. If either party fails to properly perform or fulfill its obligations under this Contract in a timely or proper manner or violates any terms of this Contract, the other party shall have the right to immediately terminate the Contract. The Procuring Party shall compensate the State for completed services.
- D.5. Subcontracting. Neither the Procuring Party nor the State shall assign this Contract or enter into a subcontract for any of the services performed under this Contract without obtaining the prior written approval of the other. If such subcontracts are approved, they shall contain, at a minimum, sections of this Contract below pertaining to "Conflicts of Interest," "Nondiscrimination," and "Records" (as identified by the section headings).
- D.6. Conflicts of Interest. The Procuring Party warrants that no amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Procuring Party in connection with any work contemplated or performed relative to this Contract other than as required by section A. of this Contract.
- D.7. Nondiscrimination. The State and the Procuring Party hereby agree, warrant, and assure that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Contract or in the employment practices of the State or the Procuring Party on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by Federal, Tennessee State constitutional, or statutory law.
- D.8. Records. The Procuring Party shall maintain documentation for its transactions with the State under this Contract. The books, records, and documents of the Procuring Party, insofar as they relate to work performed or money paid under this Contract, shall be maintained for a period of three (3) full years from the final date of this Contract and shall be subject to audit, at any reasonable time and upon reasonable notice, by the state agency, the Comptroller of the Treasury, or their duly appointed representatives. The financial statements shall be prepared in accordance with generally accepted accounting principles.

- D.9. Strict Performance. Failure by any party to this Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Contract shall not be construed as a waiver or relinquishment of any such term, covenant, condition, or provision. No term or condition of this Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties hereto.
- D.10. Independent Contractor. The parties hereto, in the performance of this Contract, shall not act as employees, partners, joint venturers, or associates of one another. It is expressly acknowledged by the parties hereto that such parties are independent contracting entities and that nothing in this Contract shall be construed to create a employer/employee relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.
- D.11. State Liability. The State shall have no liability except as specifically provided in this Contract.
- D.12. Force Majeure. The obligations of the parties to this Contract are subject to prevention by causes beyond the parties' control that could not be avoided by the exercise of due care including, but not limited to, natural disasters, riots, wars, epidemics, or any other similar cause.
- D.13. State and Federal Compliance. The Procuring Party and the State shall comply with all applicable State and Federal laws and regulations in the performance of this Contract.
- D.14. Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of Tennessee. The Procuring Party agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Contract. The Procuring Party acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising therefrom, shall be subject to and limited to those rights and remedies, if any, available under *Tennessee Code Annotated*, Sections 9-8-101 through 9-8-408.
- D.15. Completeness. This Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions of the parties' agreement. This Contract supersedes any and all prior understandings, representations, negotiations, and agreements between the parties relating hereto, whether written or oral.
- D.16. Severability. If any terms and conditions of this Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions hereof shall not be affected thereby and shall remain in full force and effect. To this end, the terms and conditions of this Contract are declared severable.
- D.17. Headings. Section headings of this Contract are for reference purposes only and shall not be construed as part of this Contract.
- D.18. Confidentiality of Records. Strict standards of confidentiality of records and information shall be maintained in accordance with applicable state and federal law. All material and information, regardless of form, medium or method of communication, provided to the Procuring Party by the State or acquired by the Procuring Party on behalf of the State that is regarded as confidential under state or federal law shall be regarded as "Confidential Information." Nothing in this Section shall permit Contractor to disclose any Confidential Information, regardless of whether it has been disclosed or made available to the Procuring Party due to intentional or negligent actions or inactions of agents of the State or third parties. Confidential Information shall not be disclosed except as required or permitted under state or federal law. The Procuring Party shall take all necessary steps to safeguard the confidentiality of such material or information in conformance

with applicable state and federal law. The obligations set forth in this Section shall survive the termination of this Contract.

E. SPECIAL TERMS AND CONDITIONS:

- E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Contract, these special terms and conditions shall control.
- E.2. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Contract shall be in writing and shall be made by certified, first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by EMAIL or facsimile transmission with recipient confirmation. Any such communications, regardless of method of transmission, shall be addressed to the respective party at the appropriate mailing address, facsimile number, or EMAIL address as set forth below or to that of such other party or address, as may be hereafter specified by written notice.

The State:

Jeff Gray, Wireless Communications Director
Tennessee Advanced Communications Network (TACN)
Tennessee Department of Safety and Homeland Security
312 Rosa L. Parks Avenue
Nashville, TN 37243
Email Address: Jeff.Gray@tn.gov
Telephone #: 615) 569-1997

The Procuring Party:

Charles (Chaz) M. Molder, Mayor
City of Columbia
700 N. Garden Street
Columbia, TN 38401
Email Address: chaz.molder@columbiatn.com
Telephone # 931-560-1505

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

- E.3. State Furnished Property. The Procuring Party shall be responsible for the correct use, maintenance, and protection of all articles of nonexpendable, tangible, personal property furnished by the State for the Procuring Party's temporary use under this Contract. Upon termination of this Contract, all property furnished shall be returned to the State in good order and condition as when received, reasonable use and wear thereof excepted. Should the property be destroyed, lost, or stolen, the Procuring Party shall be responsible to the State for the residual value of the property at the time of loss.

IN WITNESS WHEREOF,

City of Columbia, Tennessee:

PROCURING PARTY SIGNATURE

DATE

PRINTED NAME AND TITLE OF PROCURING PARTY SIGNATORY (above)

DEPARTMENT OF SAFETY AND HOMELAND SECURITY:

JEFF LONG, COMMISSIONER

DATE

APPROVED AS TO LEGAL FORM:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy, kmurphy@columbiatn.com 931-560-1575

AGENDA ITEM TITLE: Approve and authorize the Mayor to sign a contract between the city of Columbia and Music City Publications in the amount of \$8,500 for advertising in Maury County Living & Williamson County Living magazines for five issues.

RECOMMENDATION: Approve.

INFORMATION: Maury County Living & Williamson County Living are popular local magazines where Visit Columbia and Main Street advertise to reach locals and visitors in the middle Tennessee region.

CERTIFICATION:



Local Advertising Insertion Order

It is agreed that Music City Publications, Inc. is hereby authorized to place the following advertisements in its local edition of **MAURY COUNTY LIVING** and **WILLIAMSON COUNTY LIVING** magazine publications.

ADVERTISER: CITY OF COLUMBIA

ACCT EXECUTIVE: KATHY FOX

ADDRESS: 700 N GARDEN STREET

CITY: COLUMBIA

STATE: TN ZIP: 38401

PHONE: 931-560-1575

CELL: 615-423-5334

EMAIL: KMURPHY@COLUMBIATN.COM

ADV. URL: VISITCOLUMBIATN.COM

OWNER NAME (if /b/a): _____ TAX ID/SS#: _____

ADDRESS (if different): _____ CITY: _____

STATE: _____ ZIP: _____ PHONE: _____ FAX: _____

Ad Size: full page Start Date: 09/2023

Run: 5 issues

Rate: \$1,700/issue

Contract Rate: \$8,500

Insertion Dates: Sept, Nov'23, Jan'24, March, May

Invoice Date: 5 payments or lump sum

Additional Instructions:

Insertion in WCL and MCL issues stated above

Copy

☒ SUPPLIED BY ADVERTISER

☐ FROM ADVERTISER'S AGENCY

Art

☒ SUPPLIED BY ADVERTISER

☐ FROM ADVERTISER'S AGENCY

Advertiser's Advertising Agency

Advertiser designates the following advertising agency to act on advertiser's behalf regarding this contract:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Contact (A.E.): _____

Email: _____

TERMS AND CONDITIONS: This Agreement is subject to the following disclaimers and all of the terms, conditions and publication requirements set forth on the reverse side hereof.

DISCLAIMER OF WARRANTIES & LIMITATION OF LIABILITY: MUSIC CITY PUBLICATIONS, INC., DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL MUSIC CITY PUBLICATIONS, INC., BE RESPONSIBLE FOR ANY INCIDENTAL, SPECIAL, EXEMPLARY, OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, ALL DIRECT AND INDIRECT LOST PROFITS, REGARDLESS OF WHETHER THOSE DAMAGES WERE FORESEEABLE.

By execution hereof, the advertiser's authorized representative acknowledges that the above information is accurate and complete. He/she has read, understands, and agrees to all the terms and conditions of this agreement and agrees to pay promptly once invoiced.

Authorized Signature: (Authorization is required to publish your ad)

Signature

Printed Full Name

Title

Date

APPROVED AS TO LEGAL FORM

C. Tim Fisher, City of Columbia
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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy, kmurphy@columbiatn.com 931-560-1575

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN THE CITY OF COLUMBIA AND STR IN THE AMOUNT OF \$2,520 FOR AN ANNUAL LICENSE THAT PROVIDES MONTHLY LODGING OCCUPANCY DATA REPORTS

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia tourism department would like to purchase a booth sponsorship at the 2023 Pilgrimage Festival to market and promote Columbia to festivalers, which includes mentions in Pilgrimage social media and other marketing promotions as a sponsor. The cost is \$3,000.

STR - North America Subscription Form



PRINCIPAL CONTACT:	
Company Name: City of Columbia, TN	Location ID: 28484883
Address: 700 N Garden St	City/State/Zip: Columbia, TN 38401 USA
Telephone: +1 931-560-1500	
Contact: Charles Molder	Email: Chaz.Molder@columbiatn.com
INVOICING CONTACT:	
Licensee: City of Columbia, TN	Location ID: 28484883
Address: 700 N Garden St	City/State/Zip: Columbia, TN 38401 USA
Telephone: +1 931-560-1500	
Bill-To Contact: Charles Molder	Email for Bill-To Contact: Chaz.Molder@columbiatn.com
TERM:	
One Year Initial Term	
INVOICE TYPE/BILLING PREFERRED:	START DATE:
Single Invoice	Delayed start date for all service offerings: August 30, 2023.

SUBSCRIPTION SERVICES					
Product Description	Unit Quantity	Monthly Unit Price	Annual Unit Price	Monthly License Fees (Before Tax)	Annual License Fees (Before Tax)
Destination Reports DMO				US\$210.00	US\$2,520.00
Total Monthly/Annual License Fees:				US\$210.00	US\$2,520.00

Notes: It is the Licensee's responsibility to promptly provide any contact or billing information changes or updates (including phone number, email address, etc.). Contact updates should be sent to support@str.com for North American clients, hotelinfo@str.com for EMEA clients, apinfo@str.com for APAC clients and latam@str.com for Latin America clients.

This agreement includes the Terms and Conditions for the services identified above, available at <https://www.costar.com/CoStarTerms-and-Conditions>, and any addenda attached hereto between CoStar Realty Information, Inc. and/or STR, LLC, a wholly-owned subsidiary of CoStar Realty, Information, Inc. (collectively, "CoStar") and the above-named Licensee (collectively, the "Agreement"), and establishes the terms and conditions under which CoStar will license the products set forth in this Agreement. The Terms and Conditions are an integral part of the Agreement being formed hereby. In addition, this Agreement incorporates by reference the website Terms of Service/Use (the "Website Terms of Use") available online for each applicable service provided under this Agreement (e.g., www.costar.com, www.str.com etc.). Licensee agrees to comply with the Website Terms of Use and to regularly review such terms for updates and changes. To the extent a conflict exists, the Subscription Form and the Terms and Conditions shall govern over the Website Terms of Service. Terms used on this Subscription Form and not otherwise defined shall have the meanings set forth in the applicable Terms and Conditions.

In the event Licensee does not execute this Agreement by the following date 8/25/2023, the terms of this Agreement shall become null and void; however, if both parties execute and commence performance of their duties and obligations under this Agreement after such date, this Agreement shall continue in full force and effect and be binding on the parties. Licensee may not make any changes to this Agreement unless agreed to by CoStar in writing. The person executing this Agreement on behalf of Licensee represents and warrants that he or she has been authorized to do so and that all necessary actions required for the execution have been taken. CoStar hereby provides notice that only an authorized officer of CoStar or its parent company can execute this Agreement on behalf of CoStar. Delivery of an executed signature page to this Agreement by electronic means shall be effective and constitute a legal and binding agreement on the parties.

STR LLC

By: 
 Name: Scott Wheeler
 Title: Chief Financial Officer
 Date: July 14, 2023
 Address: 735 East Main Street
 Address: Hendersonville, TN, 37075

City of Columbia, TN

Signature: _____
 Print Name: _____
 Title: Mayor
 Date: _____
 Address: 700 N Garden St
 Address: Columbia, TN 38401 USA

APPROVED AS TO LEGAL FORM:


 C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy, kmurphy@columbiatn.com 931-560-1575

AGENDA ITEM TITLE: Approve and authorize the Mayor to sign an agreement between the City of Columbia and Pilgrimage events in the amount of \$3,000 for a marketing sponsorship to promote visit Columbia

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia tourism department would like to purchase a booth sponsorship at the 2023 Pilgrimage Festival to market and promote Columbia to festivalers, which includes mentions in Pilgrimage social media and other marketing promotions as a sponsor. The cost is \$3,000.

AMENDED LEASE AGREEMENT

THIS AGREEMENT, is made this the ____ day of _____, 2023, between, Maury County, Tennessee, hereinafter designated "LESSOR", and the City of Columbia, Tennessee hereinafter designated as "LESSEE".

WITNESSETH:

In consideration of the mutual covenants herein and other valuable consideration, receipt of which is acknowledged, the parties agree as follows:

1. **LEASED PREMISES:** LESSOR, hereby leases to LESSEE the property described in Exhibit 1, which is attached hereto and incorporated herein by reference, hereinafter the "leased premises".

2. **TERM:** The initial term of this lease shall be for a period of twenty-five (25) years commencing on the ____ day of _____, 2023, with automatic renewals of ten (10) year terms.

3. **POSSESSION:** Possession of the leased premises shall be on the execution of this lease by both parties.

4. **RENT:** LESSEE shall pay One Dollar (\$1.00) per year in rent for such premises Said rent is due and payable on the tenth (10) day of each calendar year.

5. **SUBLEASES AND ASSIGNMENTS:** LESSEE agrees not to assign or sublet this lease or leased premises or any part thereof.

6. **USE OF PREMISES:** The leased premises shall be used and occupied by LESSEE for use as a Park, with statues, honoring President James K. Polk and First Lady Sarah Polk pursuant to the following terms:

- A. Lessee shall be solely responsible for upgrading, operating and maintaining such Park and shall hold County harmless for such operation.
- B. Lessee will replace the existing fountain with a new one.
- C. Lessee shall be solely responsible for obtaining and maintaining liability insurance concerning the operation of such Park known as "The Polks at Preservation Park".
- D. If the property ceases to be operated as a Park, Lessee shall remove any structures as well as any added amenities and restore such property to its prior condition.
- E. The Rules of Operation of said Park shall be approved by Maury County and shall be posted at said park.
- F. Lessee shall be entitled to use of the rights of way and parking areas in the surrounding parking lot in order to have access to the Park.

Initials _____

Initials _____

7. If desired by either party, the parties shall concurrently, with the execution of this lease, execute a memorandum of this lease to be recorded by and at the expense of the party desiring to record such memorandum in the Maury County Registrar of Deeds Office, setting forth:

- (a) The names of the parties to this lease; and
- (b) The term of this lease; and
- (c) A description of the leased premises.

IN WITNESS WHEREOF, the parties hereto have executed this lease on the day and date first above written.

THE CITY OF COLUMBIA, TENNESSEE,
LESSEE

By: _____
CHARLES (CHAZ) M. MOLDER, Mayor

APPROVED AS TO FORM:

C. Tim Tisher
C. TIM TISHER, City Attorney

MAURY COUNTY, TENNESSEE,
LESSOR:

SHEILA BUTT, Mayor

APPROVED AS TO FORM:

DANIEL MURPHY, County Attorney

Initials _____
Initials _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy; kmurphy@columbiatn.com 931-560-1575

AGENDA ITEM TITLE:

APPROVE THE LEASE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY FOR THE THE POLKS AT PRESERVATION PARK AND AUTHORIZE THE MAYOR TO SIGN THE LEASE AGREEMENT WITH MAURY COUNTY

RECOMMENDATION: Approve.

INFORMATION: The development of The Polks at Preservation Park is a strategic planning objective identified by the City Council. The site was identified as an appropriate location for the proposed park across the street from the ancestral home of President James K. Polk at the corner of West 7th Street and North High Street. The property is owned by Maury County, the parking lot adjacent to the Maury County Tourism and Visitors Bureau offices. The lease agreement was approved by the Maury County Commission at the November 18, 2019 meeting. The project was postponed due to the pandemic resulting in the amended lease agreement with a 2023 start date. This agreement proposes a lease term of 25 years with 10 year options beginning at the end of the first 25 years with rent payments totaling \$1 per year.

AMENDED LEASE AGREEMENT

THIS AGREEMENT, is made this the ____ day of _____, 2023, between, Maury County, Tennessee, hereinafter designated "LESSOR", and the City of Columbia, Tennessee hereinafter designated as "LESSEE".

WITNESSETH:

In consideration of the mutual covenants herein and other valuable consideration, receipt of which is acknowledged, the parties agree as follows:

1. **LEASED PREMISES:** LESSOR, hereby leases to LESSEE the property described in Exhibit 1, which is attached hereto and incorporated herein by reference, hereinafter the "leased premises".

2. **TERM:** The initial term of this lease shall be for a period of twenty-five (25) years commencing on the ____ day of _____, 2023, with automatic renewals of ten (10) year terms.

3. **POSSESSION:** Possession of the leased premises shall be on the execution of this lease by both parties.

4. **RENT:** LESSEE shall pay One Dollar (\$1.00) per year in rent for such premises Said rent is due and payable on the tenth (10) day of each calendar year.

5. **SUBLEASES AND ASSIGNMENTS:** LESSEE agrees not to assign or sublet this lease or leased premises or any part thereof.

6. **USE OF PREMISES:** The leased premises shall be used and occupied by LESSEE for use as a Park, with statues, honoring President James K. Polk and First Lady Sarah Polk pursuant to the following terms:

- A. Lessee shall be solely responsible for upgrading, operating and maintaining such Park and shall hold County harmless for such operation.
- B. Lessee will replace the existing fountain with a new one.
- C. Lessee shall be solely responsible for obtaining and maintaining liability insurance concerning the operation of such Park known as "The Polks at Preservation Park".
- D. If the property ceases to be operated as a Park, Lessee shall remove any structures as well as any added amenities and restore such property to its prior condition.
- E. The Rules of Operation of said Park shall be approved by Maury County and shall be posted at said park.
- F. Lessee shall be entitled to use of the rights of way and parking areas in the surrounding parking lot in order to have access to the Park.

Initials _____

Initials _____

7. If desired by either party, the parties shall concurrently, with the execution of this lease, execute a memorandum of this lease to be recorded by and at the expense of the party desiring to record such memorandum in the Maury County Registrar of Deeds Office, setting forth:

- (a) The names of the parties to this lease; and
- (b) The term of this lease; and
- (c) A description of the leased premises.

This lease supersedes the lease previously entered into between the parties on the 18th day of November, 2019.

IN WITNESS WHEREOF, the parties hereto have executed this lease on the day and date first above written.

THE CITY OF COLUMBIA, TENNESSEE,
LESSEE

By: _____
CHARLES (CHAZ) M. MOLDER, Mayor

APPROVED AS TO FORM:

C. Tim Tisher
C. TIM TISHER, City Attorney

MAURY COUNTY, TENNESSEE,
LESSOR:

SHEILA BUTT, Mayor

APPROVED AS TO FORM:

DANIEL MURPHY, County Attorney

Initials _____
Initials _____

City Easement

A portion of land located in Maury County, Tennessee, being a portion of the Maury County, Tennessee property as shown on Tax Map 100D, Group "D", Parcel 013.00, recorded in Deed Book 1248, page 545 and located at the north west corner of W. 7TH Street and N. High Street.

Beginning at PK nail set at the south east corner of the Maury County, Tennessee property as recorded in Deed Book 1248, page 545;

Thence with the north margin of W. 7TH Street, NORTH 80°19'48" WEST a distance of 46.80' to a PK nail set;

Thence severing the property of Maury County, Tennessee, NORTH 07°50'19" EAST a distance of 23.77' to a PK nail set;

Thence with the same, SOUTH 46°34'06" EAST a distance of 46.65' to a PK nail set on the west margin of Highland Street;

Thence with the west margin of Highland Street, SOUTH 46°34'06" EAST a distance of 60.53' to a PK nail set;

Thence with the same, NORTH 07°57'21" EAST a distance of 18.44' to a PK nail set;

Thence with the same, SOUTH 83°01'41" EAST a distance of 38.78' to a PK nail set on the west margin of N. High Street;

Thence with the west margin of N. High Street, SOUTH 07°33'02" WEST a distance of 24.98' which is the point of beginning, having an area of 1,138 square feet, 0.03 acres.

This parcel is subject to any and all easements of record or prescription that a complete title search may reveal. No title search was provided for this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987, Project # 19560-1. All iron pins set are ½" Rebar, with a plastic cap stamped "WES 1987". All deeds referenced above (Deed Book, Page) are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 30TH day of June 2023.

WES Engineers & Surveyors

Allen B. O'Leary, RLS 1987
Principal



Motorcoach Parking





TAX MAP
099AD, Group A
(014.00)

**First Methodist
Church**

D.B. 633 PG. 409
R.O.M.C.,TN

*Plat Book P6-566, Polk Square
Deed Books 727, page 530 and
Deed Book 745, page 702*

TAX MAP
100D, Group D
(015.00)

**Maury County
Tennessee**

D.B. 1248 PG. 542
R.O.M.C.,TN

TAX MAP
100D, Group D
(014.00)

**Maury County
Tennessee**

D.B. R1439 PG. 811
R.O.M.C.,TN

TAX MAP
100D, Group D
(013.00)

**Maury County
Tennessee**

D.B. 1248 PG. 545
R.O.M.C.,TN

1,138 Sq. Feet
0.03 Acres

PK Nail
Set

PK Nail
Set

PK Nail
Set

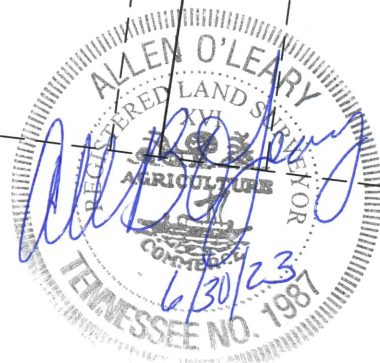
Point of
Beginning
PK Nail Set

S 81°48'20" E
46.65'

N 80°19'48" W
46.80'

S 07°33'02" W
24.98'

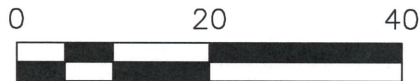
N 07°50'19" E
23.77'



W. 7TH STREET

N. HIGH STREET

Sidewalk



MAP SHOWING
EASEMENT DEDICATION TO CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
NORTH WEST CORNER OF W. 7TH STREET AND N. HIGH STREET
FROM
MAURY COUNTY, TENNESSEE

PROJECT NO.: POLK

EASEMENT NO.: 1

SYSTEM: CITY OF COLUMBIA

SCALE: 1"=20'

PARCEL NO.: 035.00

DATE: 6-30-23

BY: W.E.S.



City Easement

A portion of land located in Maury County, Tennessee, being a portion of the Maury County, Tennessee property as shown on Tax Map 100D, Group "D", Parcel 013.00, recorded in Deed Book 1248, page 545 and located at the north west corner of W. 7TH Street and N. High Street.

Beginning at PK nail set at the south east corner of the Maury County, Tennessee property as recorded in Deed Book 1248, page 545;

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Thence with the same, SOUTH 46°34'06" EAST a distance of 46.65' to a PK nail set on the west margin of Highland Street;

Thence with the west margin of Highland Street, SOUTH 46°34'06" EAST a distance of 60.53' to a PK nail set;

Thence with the same, NORTH 07°57'21" EAST a distance of 18.44' to a PK nail set;

Thence with the same, SOUTH 83°01'41" EAST a distance of 38.78' to a PK nail set on the west margin of N. High Street;

Thence with the west margin of N. High Street, SOUTH 07°33'02" WEST a distance of 24.98' which is the point of beginning, having an area of 1,138 square feet, 0.03 acres.

This parcel is subject to any and all easements of record or prescription that a complete title search may reveal. No title search was provided for this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987, Project # 19560-1. All iron pins set are ½" Rebar, with a plastic cap stamped "WES 1987". All deeds referenced above (Deed Book, Page) are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 30TH day of June 2023.

WES Engineers & Surveyors

Allen B. O'Leary, RLS 1987
Principal



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Wanda McClain

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE SOFTWARE LICENSING AGREEMENT WITH ESKILL IN THE AMOUNT OF \$5,000 TO PROVIDE VALID AND RELIABLE TESTING FOR PRE-EMPLOYMENT AND SKILLS GAP TESTING – HUMAN RESOURCE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Using tests provided by eSkill will provide validity and reliability to avoid charges of disparate impact. They have a bank of over 800 standardized tests to administer for pre-employment, and skills gap assessments to assist with assigning learning and development courses.

eSkill

Talent Assessment Platform



Purchase Agreement



Organization Name City of Columbia Address 700 N. Garden St.
Columbia, TN 38401
Module Description Basic Subscription: results, assessment
configuration, standard library & simulations,
valid content, user management, live support, US
dedicated CSM. Order Date 5/14/2023
Add-On Features eSkill Author

Product Description	Sales Price	Quantity	Total Price
Basic 12 months subscription product	USD 5,000.00	1.00	USD 5,000.00

Service Start Date 5/14/2023 Service Term 12 months
Service End Date 6/23/2024

Payment Terms Net 30 Total Price USD 5,000.00
Email (for invoices) kmcneely@columbiatn.com

City of Columbia eSkill

Name: Name:

Title: Title:

Signature: Signature:

Date: Date:

eSkill quotes a flat annual fee based on an agreed-upon projected test usage volume. eSkill does not charge overage for exceeding the projected test volume during the annual contract term. eSkill reserves the right to review Customer's test volumes for projected vs. actual Usage and make any needed adjustments to the following year's contract.

As of January 1, 2023, we will no longer be accepting checks as a payment method.

APPROVED AS TO LEGAL FORM:

C. Tim Fisher
C. TIM FISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lindsay Barrier, Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE:

APPROVE A REIMBURSEMENT IN THE AMOUNT OF \$200,000 TO VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC FOR VILLAGE AT CARTER'S STATION SUBDIVISION IN THE CITY OF COLUMBIA, TENNESSEE – WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Surety Guarantee Reimbursement

INFORMATION: On February 4, 2022 a surety guarantee was deposited from Village at Carter's Station Development, LLC to ensure the completion of roads, striping, signage, curbing, sidewalks, drainage, grading and street lighting, or any other improvements required for Village at Carter's Station Subdivision.



P.O. Box 1026 • Gallatin, TN 37066 (Mailing Address)
615-308-0923 (phone) • dfinn@goparkside.net

07/20/2023

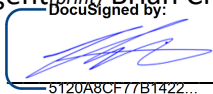
City of Columbia

RE: Villages at Carter's Station

Village at Carters Station Development, LLC is requesting the release of the \$200,000.00 Subdivision Development Surety Guarantee.

Sincerely,

Authorized Agent (print) Brian Chastain

Signature (sign)  DocuSigned by: 5120A8CF77B1422...

Date: 07/20/2023



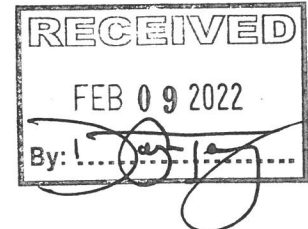
CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Subdivision Development Surety Guarantee

Completed by Permittee

Subdivision: Villages at Carter's Station
Developer: Village at Carter's Station Development, LLC.
Signatory Name: Brian Chastain
Signatory Title: Owner



Completed by the City of Columbia

Surety Type and Description: Performance in form of cashier's check
Surety Amount: \$200,000
Effective Date: 2/4/2022
Expiration Date: 2/4/2023 1 year after effective date

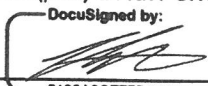
RE: Surety for above referenced information to the City of Columbia

The Permittee hereby issues in your favor a surety, as referenced above, the completion of roads, striping, signage, curbing, sidewalks, drainage, grading, street lighting, or any other improvements required as part of the Development Plan for the Subdivision as required by the City of Columbia.

These funds are available if the Developer fails to perform the completion of activity related to the completion of roads, striping, signage, curbing, sidewalks, drainage, grading, street lighting, or any other improvements required as part of the Development Plan for the Subdivision as required by the City of Columbia.

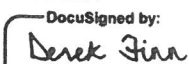
It is a condition of this surety that it shall be deemed automatically extended, without amendment for a one (1) year period from the expiration date shown here on, or any future expiration date unless at least (60) days prior to any expiration date the developer sends notice to the City of Columbia by Registered Mail that they elect not to renew this surety for any such additional period.

Authorized Agent *(print)* Brian Chastain

Signature *(sign)* 
5120A8CF77B1422...

Date: 02/04/2022

Attest Name *(Print)* Derek Finn

Attest Signature *(sign)* 
5626AA813C0045B...

Date: 02/04/2022

Receipt Date: 2/9/2022

City Of Columbia
700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10073333

Miscellaneous Receipt

Name: VILLAGE AT CARTER'S STATION

Code: 999-MISCELLANEOUS

Amt: \$200,000.00

MR #: 10058085

Description: SURETY GUARANTEE BRIAN CHASTAIN 2/4/2022

Reference: VILLAGE AT CARTER'S STATION SURETY

Notes: GUARANTEE2/4/22

GL Account	Description	Amount
110-21502-	Letters Of Credit/Surety Bonds/Called Bonds	200000.00

Payment Information

Check	65001217	\$200,000.00	Paid By: VILLAGE AT CARTER'S STATION
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Amount Tendered: \$200,000.00

Total Paid: \$200,000.00

Change: \$0.00

☐ Voided

Collecting Official, City Of Columbia

Batch: CG - 2/9/2022

2/9/2022 11:32 Page 1 of 1



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Regina Connelly, City Recorder's Office, rconnelly@columbiatn.com, 931-560-1520

AGENDA ITEM TITLE:

RESOLUTION NO. 23-51 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 23-51.

INFORMATION: The City Recorder is presenting tax corrections through 7/21/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report; Resolution No. 23-51; Tax Corrections.

RESOLUTION

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is assessed which should not be assessed; and

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is incorrectly assessed; and

WHEREAS, the City of Columbia, Tennessee, desires to correct these errors to properly reflect the corrections on the books of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the following corrections are hereby approved:

(SEE SCHEDULE "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

COLUMBIA, TENNESSEE, this the _____ day of _____, 2023.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

TAX CORRECTIONS
RESOLUTION NO. 23-51

1. PICK UP ROLLBACK TAXES IN THE NAME OF PARKS
ROBERT S ETAL. MAP 066 008.09 001, NASHVILLE HWY.
SUPPLEMENT ROLLBACK TAXES FOR 2020, 2021, AND 2022
TAX YEARS ON 29.7 ACRES IN THE AMOUNT OF \$2,370.00
ON THE 2022 TAX ROLL, PER MAURY COUNTY TAX
ASSESSOR.
2. PICKUP 2022 PERSONAL PROPERTY TAXES IN THE NAME OF
COLUMBIA HOSPITAL FOR ANIMALS PC, ATTN: MATTHEW
VAUGHN. MAP 075 026.03 P 500, 1502 NASHVILLE HWY.
PICKUP TAXES IN THE AMOUNT OF \$68.00. DUE TO AUDIT
PICKUP CORRECTION FOR CALCULATION ERROR FOR 2021
TAX YEAR PER MAURY COUNTY TAX ASSESSOR.
3. PICKUP 2022 PERSONAL PROPERTY TAXES IN THE NAME OF
COLUMBIA HOSPITAL FOR ANIMALS PC, ATTN: MATTHEW
VAUGHN. MAP 075 026.03 P 501, 1502 NASHVILLE HWY.
PICKUP TAXES IN THE AMOUNT OF \$110.00. DUE TO AUDIT
PICKUP CORRECTION FOR CALCULATION ERROR FOR 2022
TAX YEAR PER MAURY COUNTY TAX ASSESSOR.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kellye Murphy, kmurphy@columbiatn.com 931-560-1575

AGENDA ITEM TITLE:

RESOLUTION NO. 23-52 – A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE 2023 TOURISM ENHANCEMENT GRANT THROUGH THE TENNESSEE DEPARTMENT OF TOURIST DEVELOPMENT, ACCEPT THE GRANT AWARD NOT TO EXCEED \$100,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT.

RECOMMENDATION: Approve Resolution No. 23-52.

INFORMATION: The City of Columbia is requesting authorization to apply for the 2023 Tourism Enhancement Grant through the Tennessee Department of Tourist Development for a matching grant not to exceed \$100,000 that will be used to enhance tourism-related infrastructure by creating a boat access point above the dam on the Duck River.

CERTIFICATION: The Chief Financial Officer certifies that \$100,000 will be proposed in a forthcoming appropriation ordinance once the grant is awarded.

**A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY
FOR THE 2023 TOURISM ENHANCEMENT GRANT THROUGH THE
TENNESSEE DEPARTMENT OF TOURIST DEVELOPMENT, ACCEPT THE
GRANT AWARD NOT TO EXCEED \$100,000 AND AUTHORIZE THE MAYOR
TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND
ADMINISTERING THE GRANT PROJECT**

WHEREAS, the City of Columbia is eligible for funds under the 2023 Tourism Enhancement Grant Program through the Tennessee Department of Tourist Development; and

WHEREAS, this grant provides tourism organizations the opportunity to enhance tourism-related infrastructure that would increase visitation to their community and increase travel-generated revenue while leveraging Tennessee Department of Tourist Development's brand and marketing efforts and initiatives; and

WHEREAS, the City of Columbia will utilize said grant monies to help enhance the visitor experience through outdoor recreation improvements in the form of a boat access point above the dam on the Duck River.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that

- (1) The City is authorized to apply for the 2023 Tourism Enhancement Grant Program through the Tennessee Department of Tourist Development.
- (2) The City Council approves of the grant award in an amount not to exceed \$100,000.
- (3) The Mayor is hereby authorized and directed to execute and submit an application for funds to the Tennessee Department of Tourist Development in the amount of \$100,000.
- (4) The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.
- (5) The balance of \$100,000 in local matching funds will be provided by the City of Columbia.

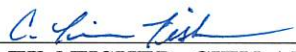
PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA, TENNESSEE, this, the 10th day of August, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:


C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, tjablonski@columbiatn.com, 931-560-1559

AGENDA ITEM TITLE:

RESOLUTION NO. 23-53 – A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT DOWNTOWN IMPROVEMENT GRANT PROGRAM IN THE AMOUNT NOT TO EXCEED \$400,000

RECOMMENDATION: Approve Resolution No. 23-53.

INFORMATION: The State of Tennessee Department of Economic and Community Development (TNECD) administers the Downtown Improvement Grant Program. Previously known as the Tennessee Facade Grant Program, the City received program funds in FY 219-2020.

Grant proceeds are used for a 50/50 mix of downtown improvements and facade improvement projects. Downtown improvements proposed using Downtown Improvement Grant Program funds include installation of bump-out curbing in and around the downtown square, installation of new trash can recycling receptacles and design and installation of downtown, pedestrian wayfinding signage. The remaining 50% of funds would be granted to subrecipients using the same criteria that the City used in FY 2019-2020.

Applications are due August 14, 2023. Grant awards are expected to be unmoved by the end of 2023.

CERTIFICATION: The Chief Financial Officer certifies that \$400,000 would be proposed in a forthcoming amendment once grant funds are awarded to the City.

**A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR
THE STATE OF TENNESSEE DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT DOWNTOWN IMPROVEMENT GRANT
PROGRAM IN THE AMOUNT NOT TO EXCEED \$400,000**

WHEREAS, the City of Columbia is eligible for funds under the State of Tennessee Department of Economic and Community Development Downtown Improvement Grant Program; and

WHEREAS, grant funds are available to downtown property and business owners for improvements to the facade of their buildings; and

WHEREAS, grant funds are also available for downtown improvements such as gateway enhancements, wayfinding signage; benches, landscaping, etc.; and

WHEREAS, the City of Columbia in cooperation with Columbia Main Street Corporation wishes to continue their efforts to revitalize and maintain the downtown as a vibrant commercial district by making an application for said project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

- (1) The Mayor is hereby authorized and directed to execute and submit an application for Downtown Improvement Grant Program funds to the Tennessee Department of Economic and Community Development in the amount of \$300,000.
- (2) The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.
- (3) The total project cost will be \$400,000. The balance of \$100,000 or 25% in local matching contribution will be provided by the property/business owners for façade improvements and the City of Columbia for public improvements.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this 10th day of AUGUST, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, Development Services Director, paul@columbiatn.com, 931-560-1560

AGENDA ITEM TITLE:

2nd CONSIDERATION OF ORDINANCE NO. 4471 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT)

RECOMMENDATION: Approve Ordinance No. 4471 on first consideration and establish August 10, 2023 as the date of Public Hearing.

INFORMATION: During the transition from Zoning Ordinance 3638 to Zoning Ordinance 4400, the zoning map was adopted with the aforementioned property reflecting a CD-3 (Neighborhood Character District) residential zoning instead of the CD-4 (General Urban Character District) that the MCD (Mixed Use Commercial Service District) correlated to and was previously zoned. The applicant is requesting the rezoning for correction. The Municipal Planning Commission reviewed this request at the June 14, 2023 meeting and recommended approval by a vote of six to zero.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said property to be rezoned, being Tax Map 41 Parcel 15.00, located at Freehand Lane and Cleburne Road, is located in the Second Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of June, 2023, and after a public hearing held on the 10th day of August, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of August, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

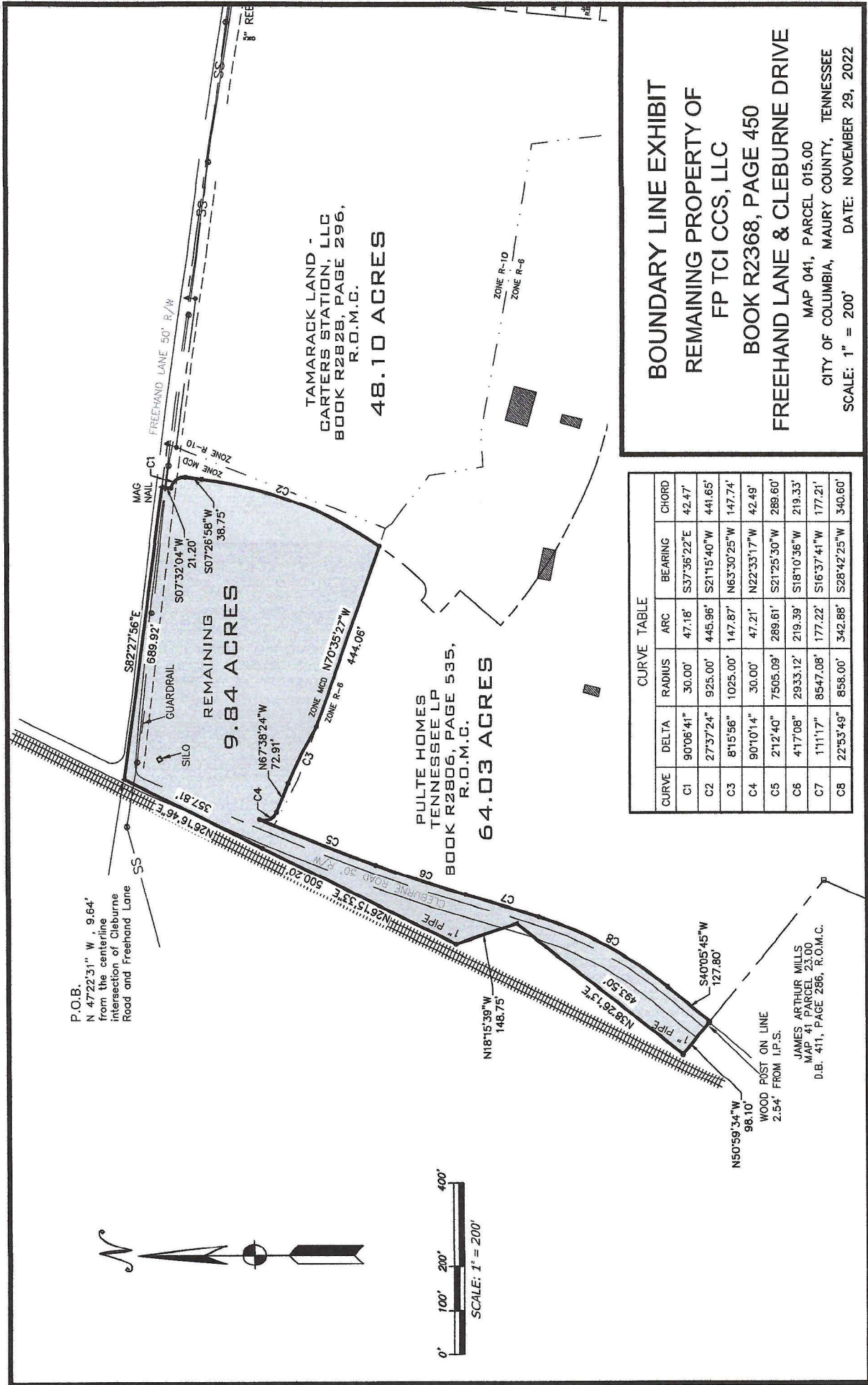
C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____



STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, AICP, City Planner

kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER

23-0134

APPLICANT/PROPERTY OWNER

Nelson Crowe/ FP TCI CCS, LLC

PUBLIC HEARING

DATE

N/A

PROPERTY ADDRESS/LOCATION

Tax Map 41 Parcel 15

SUMMARY OF REQUEST: Zoning Map Amendment (CD-3 to CD-4)

The applicant requests to rezone a 6.5-acre parcel located at the corner of Freehand Lane and Cleburne Road from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District). The requested rezoning corrects an error in the Official Zoning Map which occurred during the transition from the previous Zoning Ordinance (3638) to the current Zoning Ordinance (4400) in July 2022.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD-3	Vacant	Unincorporated / CD-3 Utility Facility, Vacant/Single-Family Homes	N/A	± 6.5 Acres

CONSISTENCY with the COMPREHENSIVE PLAN:

Rural Countryside: The future land use character area of the subject property is Rural Countryside. The Rural Countryside future land use classification is characterized by low-density residential districts.

PROPERTY HISTORY:

The subject property is currently vacant. The Carter's Station North Preliminary Plat designates the property as "future commercial development."

CONFORMITY to the ZONING ORDINANCE:

Section 8.5.19.H.3.e of the Zoning Ordinance, indicates that the City Council may, upon recommendation of the Planning Commission, amend the Official Zoning Map in order to correct mistakes.

Staff Comment:

The subject property was part of a larger split-zoned property. The subject site was zoned MCD (Mixed

Use Commercial Service District). The balance of the development was zoned R-10. When City Council adopted the current Zoning Ordinance (4400), properties zoned MCD under the previous ordinance converted to the corresponding CD-4 district. Similarly, properties zoned R-10 converted to the CD-3 district. Great care was taken to avoid misclassification of properties during the update to the Official Zoning Map. However, in this case, the MCD zoned property was misidentified as CD-3. The misclassification became part of the Official Zoning Map upon adoption by the City Council. Reversing the mistake requires evaluation by the Planning Commission and approval by the City Council. The proposed rezoning restores the status quo *ex ante* to adoption of the Zoning Ordinance.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

- a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Rural Countryside (Connect Columbia Map 4). The proposed zoning is not consistent with the Comprehensive Plan. However, the current CD-3 zoning is also inconsistent with the Comprehensive Plan. The rezoning simply restores the inconsistency which existed prior to adoption of the current Zoning Ordinance.

- b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];¹

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

- c. Whether there will be any adverse effect upon adjoining property owners unless such effect

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads "the legal purposes for which zoning exists are not contravened."

can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

- d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will restore the rights of the property owner to the status prior to adoption of the Zoning Ordinance without detrimental effects on the general public.

- e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;²

The rezoning maintains the existing land use entitlements.

- f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

² The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, Development Services Director, paul@columbiatn.com, 931-560-1560

AGENDA ITEM TITLE:

2ND CONSIDERATION OF ORDINANCE NO. 4472 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT)

RECOMMENDATION: Approve Ordinance No. 4472 on first consideration and establish August 10, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting the removal of the current PUD (Planned Unit Development) zoning overlay from the property. The Connect Columbia comprehensive plan supports the requested CD-5 zoning. The original PUD was never developed and current Zoning Ordinance standards could not be met for the stand-alone five acre property. The applicant presents a concept for future development under the CD-5 (Urban Center Character District) zoning, and reflects a mix of residential types with pocket parks and a thoroughfare. The property is behind established commercial property and adjacent to the Taylor Landing development. The Municipal Planning Commission reviewed this request and recommended approval by a vote of five to one at the June 14, 2023 meeting.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT – MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from PUD-MU (Planned Unit Development – Mixed Use) to CD-5 (Urban Center Character District).

Section 2: Said property to be rezoned, being Tax Map 90 Parcel 7.08, located off River Road, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit “A”, which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from PUD-MU (Planned Unit Development Mixed Use) to CD-5 (Urban Center Character District) is attached hereto, identified as Exhibit “B” and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of June, 2023, and after a public hearing held on the 10th day of August, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of August, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

LEGAL DESCRIPTION OF PROPERTY:

23-0080

**DAVID TAYLOR PROPERTY
PROPERTY MAP 090, PARCEL 007.08
RIVER ROAD / GANDER CROSSING
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE**

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being the 6.16-acre tract as shown on the final plat entitled "Final Minor Subdivision Plat for Patricia Taylor Clayborne, Glenda Taylor Marshall, Julie Taylor Thompson, & David Charles Taylor" of record in Plat Book 11, page 173, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

Included in the above-described property, but expressly excluded is the 0.28-acre tract as shown on the final plat entitled "Final Minor Subdivision Plat for David Taylor Enterprises, LLC" of record in Plat Book 11, page 356, Register's Office for Maury County, Tennessee.

Said 0.28-acre tract being a portion of the same property conveyed to David Taylor Enterprises, LLC from David Charles Taylor by Quitclaim Deed of record in Record Book R1428, page 657, Register's Office for Maury County, Tennessee.

Containing approximately 5.88 acres, as calculated by information contained in the above-referenced plats of record. No field work has been performed by Ragan-Smith-Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

Being a portion of the same property conveyed to David Charles Taylor from David Charles Taylor, Patricia Lee Taylor Clayborne, Glenda Kaye Taylor Marshall and Julie Ann Taylor Thompson by Quitclaim Deed of record in Book 1389, page 58, Register's Office for Maury County, Tennessee.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, AICP, City Planner

kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER

23-0136

APPLICANT/PROPERTY OWNER

Greg Gamble/ David Taylor

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

Tax Map 90 Parcel 7.08

SUMMARY OF REQUEST: Zoning Map Amendment (MU-PUD to CD-5)

The applicant requests to rezone a 5.88-acre parcel located at the intersection of Taylor Bend Road and River Road from MU-PUD (Mixed Use Planned Unit Development) to CD-5 (Urban Center Character District). The requested zoning designations consists of higher density Mixed Use areas. In support of the requested rezoning, the applicant provided a concept plan which depicts the multifamily housing on the site.

This report summarizes staff analysis of the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE:
City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
MU-PUD	Vacant	CD-4C/PUD Residential/ Retail	Multi-Family Homes	±5.88 Acres

CONSISTENCY with the COMPREHENSIVE PLAN:

Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-5 zoning designation is consistent with the Urban Neighborhood future land use classification.

PROPERTY HISTORY:

The subject property is currently vacant. It was previously part of a PUD Master Plan which was not developed. The current owner has held the property since at least 1999.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Zoning Ordinance Referenced: Proposed CD-5 Character District (Table 4.3.1-F, p. 96-105)

The Ordinance describes the CD-5 Character District as a higher density mixed use area which permits a wide range of building types. Thoroughfares form medium-sized blocks, which include sidewalks, lights, and street trees. The maximum gross density in the district is unregulated. However, structure type limitations effectively limit density. CD-5 is an appropriate implementing district for the Urban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-F, p. 96)

- Lot/Building site width 18-36’ (townhomes) maximum of 120’ (Large Multifamily)
- Frontage buildout minimum of 80%
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 0’ min principal frontage setback; 15’ maximum principal frontage setback
- 0’ secondary frontage setback; 15’ maximum secondary frontage setback
- 0’ min side setback; 24’ maximum side setback
- Rear setback not regulated

Staff Comment:

The concept plan depicts five Large Multifamily buildings (7 – 24 units), 30 townhomes, and Civic Space. All together, the concept depicts 126 homes, yielding a gross density of 21.4 dwelling units per acre. The requested CD-5 zoning is consistent with the requested Urban Neighborhood future land use classification.

The concept plan generally demonstrates that it is possible to develop the site in conformity with the CD-5 standards. There are some site planning concerns to resolve. Any future Site Development Plan will need to designate building sites within the larger property. The amount and placement of parking depicted in the concept does not conform to the requirements of the zoning ordinance. However, the applicant acknowledged this concern in response to technical comments and has committed to refine the design under subsequent reviews. The concept plan does demonstrate that the applicant could develop the site in conformity with the requested zoning designation.

If the property is rezoned and the applicant submits a Site Development Plan for Planning Commission

review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent permits to develop the site and construct buildings on the site would be subject to administrative review and approval.

The property is subject to the Water's Edge Planned Unit Development (PUD) Master Plan. City Council approved the Preliminary Master Plan in 2005. At that time, the subject site was approved for multifamily development. Other property included in the Master Plan developed under different concepts. Although the PUD technically remains in effect, it is not constructible. Section 8.5.21.R of the Zoning Ordinance authorizes the Planning Commission to recommend revocation of a Preliminary Master Plan upon a finding that circumstances have changed to degree that the landholder is unlikely to develop the site in conformity with the plan. If the Planning Commission decides to recommend approval of the requested rezoning, the action should also recommend revocation of the PUD Master Plan for the subject site.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

- a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a Mixed Use Planned Unit Development to a CD-5 Urban Center Character District, is consistent with the Urban Neighborhood future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.37; Zoning Ordinance Table 4.3.1-F, p. 96).

The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

- b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not

contravened];¹

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 5.1.1 and 5.1.2 of the Ordinance.

- c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

The standards of the Zoning Ordinance and the Site Development Plan review process can be used to mitigate any adverse effects upon adjacent property owners

- d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

- e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;²

The area around the subject site has changed significantly since City Council approved the current PUD Master Plan. As a result of these changes, the Master Plan is not constructible. The proposed change to the zoning map will allow the property owner to develop the site with the same uses at a similar intensity. Planned Unit Developments were used historically to ensure high quality design. The requested CD-5 zoning contains prescriptive standards which establish minimum quality for development. These standards were not available under previous zoning ordinances.

- f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read “the legal purposes for which zoning exists are not contravened.”

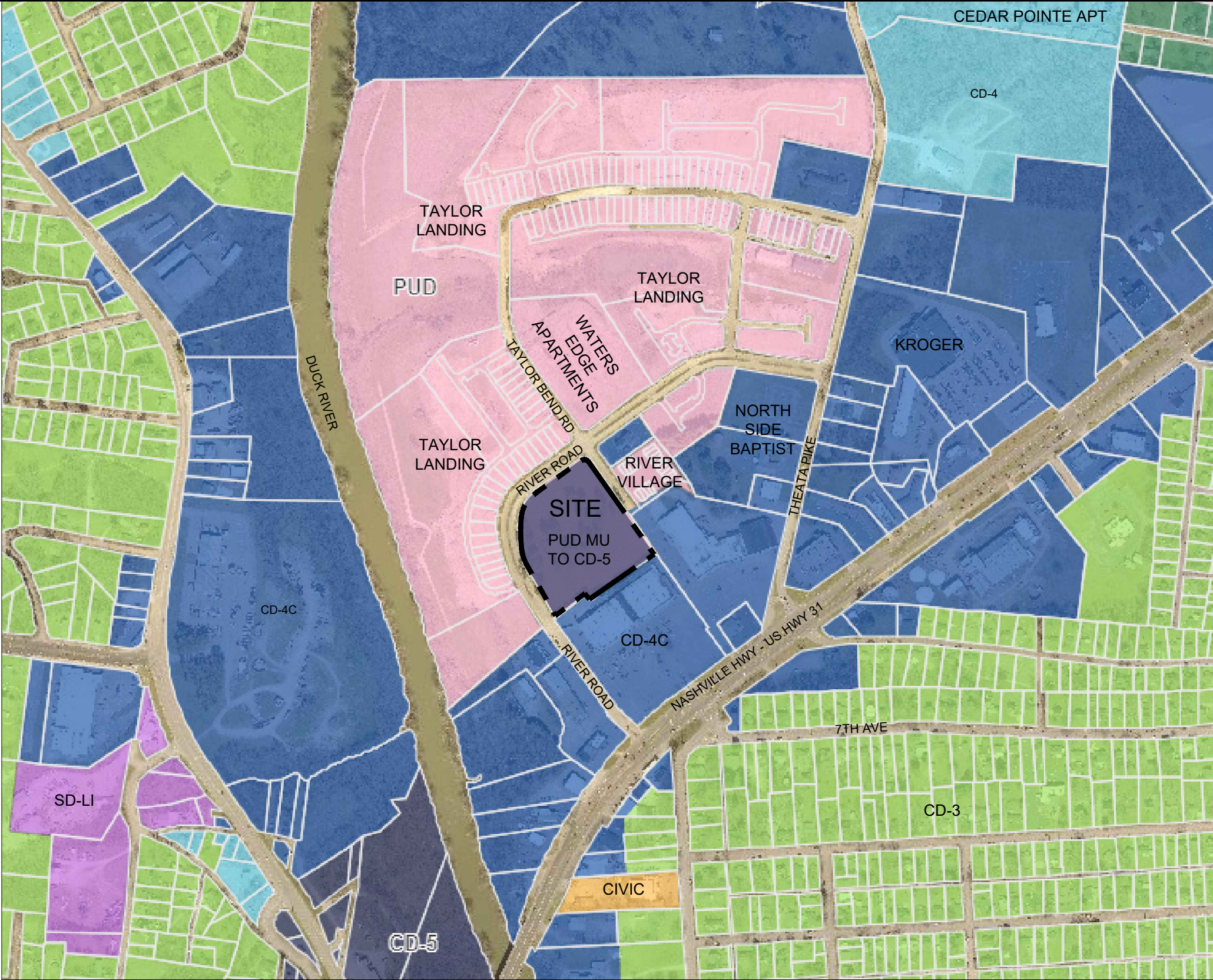
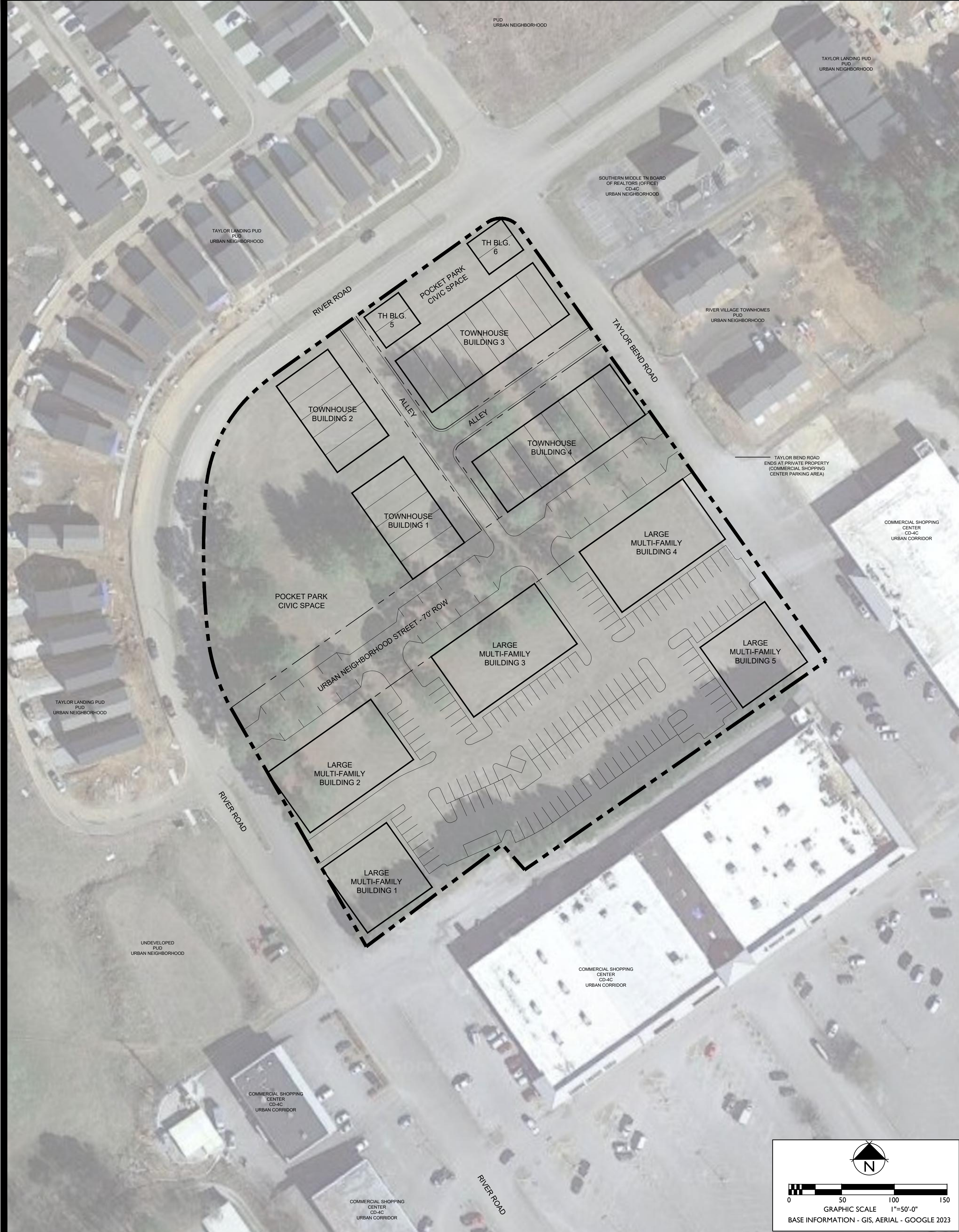
² The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

place to support the zoning change.

- *Maury County Schools noted that the likely attendance districts for the property are Riverside Elementary School, Cox Middle School, and Columbia Central High School. Each of these schools are currently below 83% of their capacity.*
- *Public Works noted that the property will be served by dumpsters and/or private sanitation services.*
- *At the time of the technical review, the project's water availability letter was set to expire on June 3rd. The applicant has obtained an updated letter from CPWS's consultant which confirms capacity to serve the site at the density depicted in the concept plan.*



LOCATION MAP - ZONING MAP

LEGAL DESCRIPTION OF PROPERTY:

DAVID TAYLOR PROPERTY
PROPERTY MAP 090, PARCEL 007.08
RIVER ROAD / GANDER CROSSING
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being the 6.16-acre tract as shown on the final plat entitled "Final Minor Subdivision Plat for Patricia Taylor Claybome, Glenda Taylor Marshall, Julie Taylor Thompson, & David Charles Taylor" of record in Plat Book 11, page 173, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

Included in the above-described property, but expressly excluded is the 0.28-acre tract as shown on the final plat entitled "Final Minor Subdivision Plat for David Taylor Enterprises, LLC" of record in Plat Book 11, page 356, Register's Office for Maury County, Tennessee.

Said 0.28-acre tract being a portion of the same property conveyed to David Taylor Enterprises, LLC from David Charles Taylor by Quitclaim Deed of record in Record Book R1428, page 657, Register's Office for Maury County, Tennessee.

Containing approximately 5.88 acres, as calculated by information contained in the above-referenced plats of record. No field work has been performed by Ragan-Smith-Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

Being a portion of the same property conveyed to David Charles Taylor from David Charles Taylor, Patricia Lee Taylor Claybome, Glenda Kaye Taylor Marshall and Julie Ann Taylor Thompson by Quitclaim Deed of record in Book 1389, page 58, Register's Office for Maury County, Tennessee.

SKETCH PLAN CD-5 DESIGN CRITERIA:

GROSS SITE AREA: +/-5.88 AC
GROSS DENSITY: 21.4 DUA
TOTAL UNITS: 126 UNITS
30 TOWN HOME
96 MULTI-FAMILY UNITS (12 TO 24 UNITS PER BUILDING)

PROVIDED CIVIC SPACE: 0.92 AC (15.6% GROSS AREA)
CIVIC SPACE REQUIREMENT: 5% TO 20% OF GROSS SITE
*20% OF UNITS ALLOWED TO FRONT OPEN SPACE/PEDESTRIAN PATH
IMPERVIOUS SURFACE COVERAGE: 100% MAX.

CONCEPT PLAN LOT DIMENSIONS:

TYPICAL TOWN HOME LOT
UNIT WIDTH: 20'
UNIT DEPTH: 60'
FRONT SETBACK: 0-15'
SIDE SETBACK: 0-24'
REAR SETBACK: NOT REGULATED
MAXIMUM BUILDING WIDTH: 8 ATTACHED UNITS MAX.
PARKING PROVIDED IN GARAGE (THIRD LAYER),
IN DRIVEWAY (THIRD LAYER), OR
ON STREET.

MULTI-FAMILY BUILDING
FRONT SETBACK: 0-15'
SIDE SETBACK: 0-24'
REAR SETBACK: NOT REGULATED
MAXIMUM BUILDING WIDTH: 120'
MAXIMUM UNITS PER BUILDING: 24
PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER),
OR ON STREET

PROJECT INFORMATION:

PARCEL: MAP 90 PARCEL 7.08
ADDRESS: RIVER ROAD
AREA: +/-5.88 AC

APPLICANT/LANDSCAPE ARCHITECT:
GREG GAMBLE OR KELI FRYMIRE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com
keli@gdc-tn.com

DEVELOPER:
CLIFF SMITH
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
615.477.3186

REZONING REQUEST:

EXISTING ZONING: PUD-MU
FUTURE LAND USE: URBAN NEIGHBORHOOD
REQUESTED ZONING: CD-5

SKETCH PLAN REQUEST THE FOLLOWING USES, COMPLIANT WITH CD-5 ZONING: TOWN HOMES AND MULTI-FAMILY RESIDENTIAL. FINAL SITE PLAN LAYOUT TO BE REFINED WITH CITY OF COLUMBIA STAFF.

URBAN NEIGHBORHOOD: THE URBAN NEIGHBORHOOD CHARACTER AREA IS APPROPRIATE FOR LOW, MEDIUM AND HIGH DENSITY RESIDENTIAL INTERMIXED WITH COMPATIBLE CIVIC USES. GREEN SPACES LOCATED IN POCKET/COMMUNITY PARKS AND PEDESTRIAN CONNECTIONS ARE ALSO CHARACTERISTICS OF THIS LAND USE CATEGORY.

THE CONCEPT PLAN DEMONSTRATES A RESIDENTIAL NEIGHBORHOOD CONSISTING OF MULTI-FAMILY BUILDINGS ADJACENT TO EXISTING COMMERCIAL USES AND TOWN HOMES ADJACENT TO EXISTING TOWN HOMES AND SINGLE-FAMILY HOMES. THE PLAN INCORPORATES CIVIC SPACE/POCKET PARKS, PROVIDES A MIX OF ON-STREET PARKING AND PARKING AREAS IN THE 3RD LAYER (BEHIND) THE BUILDINGS. SIDEWALKS THROUGH OUT THE NEIGHBORHOOD WOULD CONNECT PEDESTRIANS WITHIN THE SITE AND TO THE LARGER AREA AND CITY PARK TO THE SOUTH AT CARTER STREET AND RIVERSIDE DRIVE.

THE EXISTING ZONING FOR THIS PARCEL IS PUD. THE PUD IS NOW EXPIRED AND A PORTION OF THE PREVIOUS PUD HAS BEEN INCORPORATED INTO A NEW PUD, WHICH IS UNDER CONSTRUCTION. AS THE INTENT OF THIS DEVELOPMENT IS A CENTRALLY LOCATED, RESIDENTIAL INFILL DEVELOPMENT, THE APPLICANT SEEKS TO REZONE THE PROPERTY TO A ZONING DISTRICT CONSISTENT WITH THE URBAN NEIGHBORHOOD LAND USE DISTRICT: CD-5 ZONING. THIS DISTRICT ALLOWS AN URBAN FORMED TRANSITION FROM THE COMMERCIAL CORRIDOR ALONG NASHVILLE HWY TO THE TOWN HOME AND SMALL-LOT SINGLE FAMILY DEVELOPMENT TO THE NORTH. THE DENSITY TRANSITIONS ACROSS THE SITE AND FOCUSES THE PARKING AND SERVICE AREAS OF THIS DEVELOPMENT TOWARDS THE SERVICE AREAS OF THE ADJACENT COMMERCIAL DEVELOPMENT.

ROADWAYS: THE FRONTAGE OF THE PROPERTY IS ON RIVER ROAD (MAJOR LOCAL) AND TAYLOR BEND ROAD (MAJOR LOCAL), WHICH TERMINATES INTO THE PARKING LOT OF THE ADJACENT COMMERCIAL PROPERTY.

HISTORY: THIS PARCEL WAS ORIGINALLY PART OF THE WATERS EDGE AT TAYLOR BEND PUD, APPROVED UNDER ORDINANCE 3619 IN 2005. THIS DEVELOPMENT WAS A MIXED-USE PUD, WHICH INCLUDED MULTI-FAMILY RESIDENTIAL. WHILE THE OLDER PLAN IS DIFFICULT TO READ, THIS PARCEL APPEARS TO HAVE THREE LARGE-SCALE MULTI-FAMILY RESIDENTIAL BUILDINGS. BASED ON THE BUILDING FOOTPRINTS, THIS LIKELY YIELDED BETWEEN 150-176 UNITS WITH A THREE STORY BUILDING OR 98-117 UNITS WITH A TWO STORY BUILDING.



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

RIVER ROAD PARCEL
REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN
Columbia, Tennessee



Date: April 17, 2023
Revision Date
A MAY 22, 2023

△
△

REZONING
REQUEST
SHEET
L1.0



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services

931-560-1560

AGENDA ITEM TITLE:

1ST CONSIDERATION OF ORDINANCE NO. 4473 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT)

RECOMMENDATION: Approve Ordinance No. 4473 on first consideration and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting the rezoning of the one acre parcel for future residential development with the concept reflecting four possible lots. The original request was to rezone to a CD-3 (Neighborhood Character District) with a comprehensive plan amendment that would allow the zoning, however, Planning Commission reviewed the request and suggested the CD-4 district. CD-4 is a compatible zoning district for the Urban Neighborhood designated property. The Planning Commission recommended approval with a vote of six to zero at the July meeting.

ATTACHMENTS: Ordinance 4475; Exhibit A; Exhibit B; Staff Report; Concept Plan.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District).

Section 2: Said property to be rezoned, being Tax Map, being Tax Map 99 Parcel 59.04, at 1205 East End Street, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of July, 2023, and after a public hearing held on the 14th day of September, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of September, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

TRACY SEIBER, RLS 2397

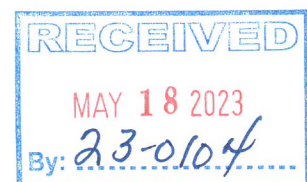
The following is a legal description of 1205 East End Street, Columbia, TN (Tax Map 99, , Parcel 59.04, Deed Book R2857, Page 60, Plat Book P23, Page 12), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

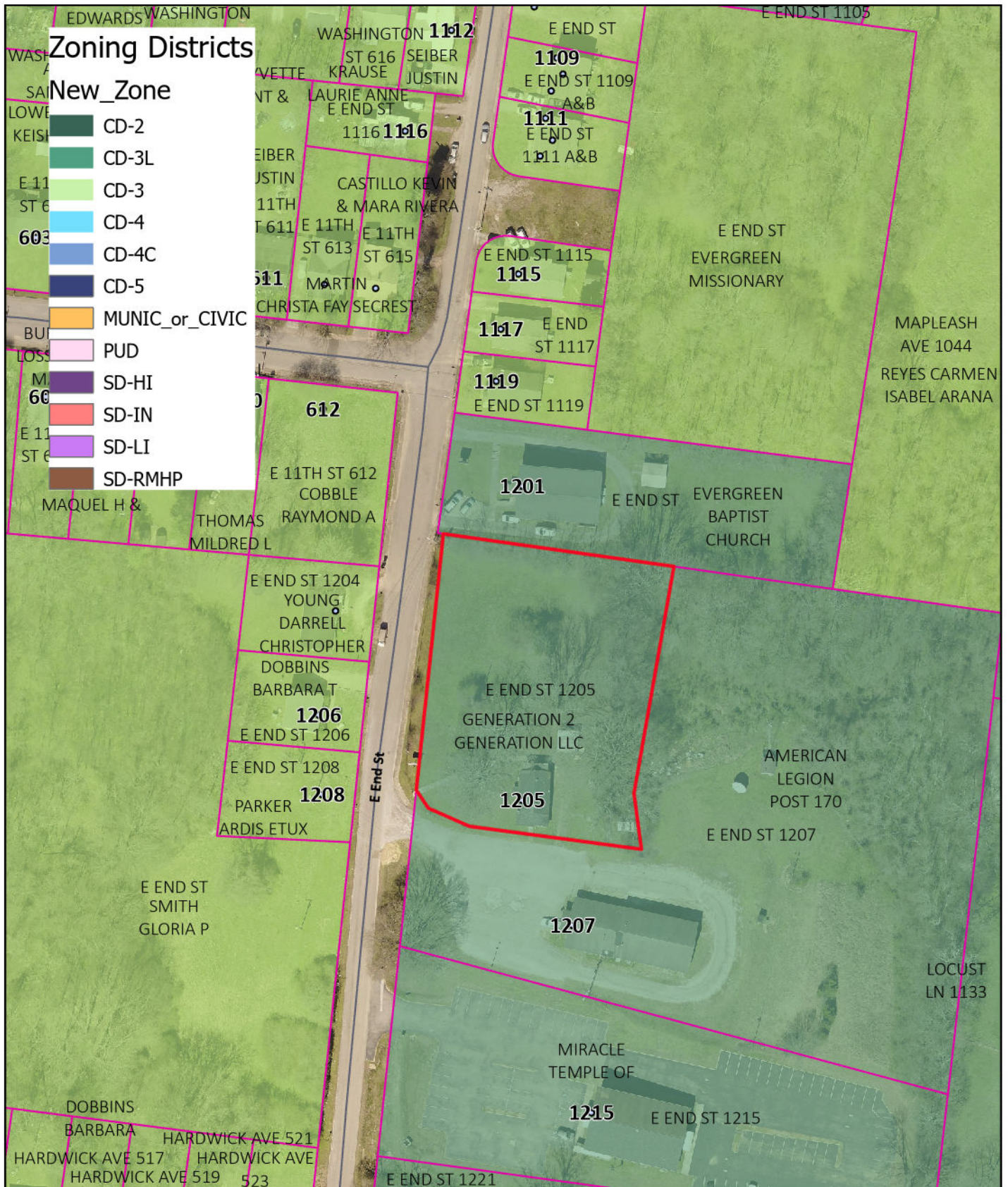
beginning at an iron pin (set) in the East margin of East End St., being the Northwest corner of this described property and the Southwest corner of the Evergreen Baptist Church property (Tax Map 99G, Group D, Parcel 50.00, Deed Book 435, Page 470); thence with the church's South line S81°18'36"E a distance of 192.31' to an iron pin (set), point being the Northeast corner of this described property and the Northwest corner of the American Legion Post 170 property (Tax Map 99, Parcel 59.00, Deed Book 409, Page 182, Plat Book P23, Page 12); thence leaving the church's South line and following the American Legion's West and North line S09°59'53"W a distance of 190.83' to an iron pin (set); thence S07°35'10"E a distance of 46.76' to an iron pin (set), point being the Southeast corner of this described property; thence N82°24'08"W a distance of 143.86' to an iron pin (set); thence N66°06'01"W a distance of 37.20' to an iron pin (set); thence N33°50'48"W a distance of 23.72' to an iron pin (set) in the East margin of East End St., point being the Southwest corner of this described property; thence following the East End St. East margin N04°37'08"E a distance of 60.89' to an iron pipe (found); thence N08°19'24"E a distance of 150.44' to the point of beginning containing 44478.8 square feet, 1.021 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 4/20/2022.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677





Ord. No. 4473 - Exh. B

1205 E. End Street



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, AICP, City Planner

kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER

23-0104

APPLICANT/PROPERTY OWNER

Larry Owens/ Generation 2 Generation LLC

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

1205 E End/ Tax Map 99 Parcel 59.04

Update to Development Services staff report:

- The applicant initially requested to amend the comprehensive plan to change the future land use classification of the subject property from Urban Neighborhood to Suburban Neighborhood in order to rezone the property from CD-3L to CD-3.
- The Planning Commission considered the applicant's request at its June 2023 meeting. The Commission discussed the appropriateness of amending the future land use classification with the applicant and planning staff. The commission deferred action to its July meeting in order to allow the applicant to revise the request.
- The applicant revised the request and the concept plan. The revised application does not include the request to amend the comprehensive plan. The requested rezoning has been updated to CD-4, which is consistent with the comprehensive plan.
- The Planning Commission recommended approval at its July 2023 meeting.

STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, AICP, City Planner

kmccarthy@columbiatn.com, 931-560-1560

APPLICATION

NUMBER

23-0104

APPLICANT/PROPERTY OWNER

Larry Owens/ Generation 2 Generation LLC

PUBLIC HEARING

DATE

N/A

PROPERTY ADDRESS/LOCATION

1205 E End/ Tax Map 99 Parcel 59.04

SUMMARY OF REQUEST: Comprehensive Plan Amendment & Zoning Map Amendment (CD-3L to CD-3)

The applicant requests to rezone a 1.02-acre parcel located on the east side of East End Street from CD-3L (Neighborhood-Large Lot) to CD-3 (Neighborhood Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits two dwelling units per acre in CD-3L and four dwelling units per acre in CD-3. In support of the requested rezoning, the applicant provided a concept plan which depicts the division of the property into three single family lots.

The requested CD-3 zoning is not consistent with the Future Land Use classification of Urban Neighborhood. Consequently, the applicant also requests to amend the Future Land Use Map (FLUM) of Connect Columbia, the City's comprehensive plan, from Urban Neighborhood to Suburban Neighborhood.

This report summarizes staff analysis of the FLUM amendment as well as the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3L	Vacant	CD-3L/ CD-3/ Single-Family Homes/ Membership Lodge	Single-Family Homes	±1.02 Acres

CONSISTENCY with the COMPREHENSIVE PLAN: Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-3 zoning designation is not consistent with the Urban Neighborhood future land use classification. The applicant requests to amend the FLUM to designate the property Suburban Neighborhood. The requested CD-3 zoning is consistent with the Suburban Neighborhood future land use classification.	PROPERTY HISTORY: The subject property is currently vacant. Previously existing structures were demolished in 2022. The current owner acquired the property in 2022. This is the first development proposal on record for this property.
CONFORMITY to the ZONING ORDINANCE: As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan. Zoning Ordinance Referenced: Proposed CD-3 Character District (Table 4.3.1-C, p. 66-67) The Ordinance describes the CD-3 Neighborhood District as a medium density single-family detached residential area in which houses form the predominant building type, although limited use of duplexes is permitted. Homes are separated from the street and each other by minimum setbacks. Thoroughfares form medium-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum gross density of four dwelling units per acre. CD-3 is an appropriate implementing district for the Suburban Neighborhood future land use classification. It is not an appropriate implementing zone for the subject property’s current future land use classification: Urban Neighborhood. The CD-4 General Urban, and CD-5 Urban Center districts implement the Urban Neighborhood future land use classification. Lot/Building Site Width (Table 4.3.1-C, p. 68) • Minimum lot width of 65’ (40’ if alley-loaded garage is provided; 100’ for a duplex) • Frontage buildout not regulated • No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation • Up to ≤ 20% of the lots may Enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68) • 25’ min front setback • 8’ min side setback	

- 25' min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The concept plan depicts three 70' wide single-family lots enfronting East End Street, yielding a gross density of 2.94 dwelling units per acre. The requested CD-3 zoning is inconsistent with Connect Columbia. The comprehensive plan calls for the future development of the site at higher density with more prescriptive design standards. The CD-3 zoning is consistent with the requested Suburban Neighborhood future land use classification. However, the requested amendment to the FLUM would create an island of Suburban Neighborhood surrounded by Urban Neighborhood. Over time, if the plan is fully implemented, surrounding properties will transition to CD-4 and CD-5 zoning, leaving the subject parcel as an incongruous spot on the zoning map.

If a Preliminary Plat is submitted for Planning Commission review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent proposals to construct homes on the site would be subject to administrative review and approval.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

- a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-3L neighborhood large lot character district to a medium-density CD-3 neighborhood character district, is inconsistent with the Suburban Corridor future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.36; Zoning Ordinance Table 4.3.1-C, p. 66).

If the Planning Commission approves the request FLUM amendment to designate the subject site Suburban Neighborhood, the requested CD-3 zoning will be consistent with Connect Columbia.

The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect

Columbia. However, the plan advises a “pause” and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

- b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];¹

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

- c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

- d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

- e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;²

The proposed change to the zoning map will allow the property owner to add units to the local housing inventory. Planning Commission may determine that demand for housing in the City of Columbia has increased to a sufficient extent to warrant an increase in the area of the city zoned for medium-density residential development. It is within the discretion of the Planning Commission to determine that other circumstances have changed to a sufficient extent to warrant an increase in the area zoned for residential development.

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads “the legal purposes for which zoning exists are not contravened.”

² The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

- f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

Comprehensive Plan Amendment /Adoption:

Staff reviewed the requested amendment to the Future Land Use Map under the review standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.20.F in relation to this request finds the following:

Criteria for Planning Commission Recommendations

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;

*The proposed change to the future land use map is **not consistent with the guiding principles of the adopted land use plan**. Connect Columbia, as adopted in 2018, utilizes the transect model as the guiding principle for organizing land use (Connect Columbia p. 11). The transect model “defines a series or character areas that transition from sparsely populated areas, consisting of farmland, to the dense urban core of a city” (p.10). Accordingly, the future land use element of the plan organizes the City into Character Areas forming a continuum of density and intensity from most rural to most urban. These future land use classifications are implemented through the character districts in the Zoning Ordinance (e.g. CD-3L, CD-3, CD-4). A reduction of intensity on a single parcel near the core of the planning area is inconsistent with this guiding principle. According to the plan, the subject site should remain available for higher intensity development in the future, partly in order to direct growth away from the periphery of the urban growth boundary.*

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The proposed change to the future land use map is consistent with the existing land use

pattern but is inconsistent with the designated future land uses.

3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

There are no known adverse effects upon adjacent property owners. However, a change to the future land use map could have adverse impacts on the future development of the City in general. Maintaining the Urban Neighborhood classification inside the core of the planning area reserves land for future growth and relieves pressure on annexations and leap-from development.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

The proposed change to the future land use map will reduce the potential future development of the property. The current Urban Neighborhood future land use classification is implemented by the CD-4 and CD-5 zoning districts. Reducing the intensity of future development to Suburban Neighborhood, implemented by CD-3L and CD-3, would effectively reduce the total potential future housing inventory by one unit, and/or eliminate the possibility of developing the site for non-residential uses. Planning Commission may determine that conditions have changed to a sufficient extent that the proposed reduction in the intensity of future development is warranted.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

The subject site is just over one acre in size. The property can accommodate development at similar intensities under both the Urban Neighborhood and the Suburban Neighborhood future land use classifications.

STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, AICP, City Planner

kmccarthy@columbiatn.com, 931-560-1560

APPLICATION

NUMBER

23-0104

APPLICANT/PROPERTY OWNER

Larry Owens/ Generation 2 Generation LLC

PUBLIC HEARING

DATE

N/A

PROPERTY ADDRESS/LOCATION

1205 E End/ Tax Map 99 Parcel 59.04

SUMMARY OF REQUEST: Comprehensive Plan Amendment & Zoning Map Amendment (CD-3L to CD-3)

The applicant requests to rezone a 1.02-acre parcel located on the east side of East End Street from CD-3L (Neighborhood-Large Lot) to CD-3 (Neighborhood Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits two dwelling units per acre in CD-3L and four dwelling units per acre in CD-3. In support of the requested rezoning, the applicant provided a concept plan which depicts the division of the property into three single family lots.

The requested CD-3 zoning is not consistent with the Future Land Use classification of Urban Neighborhood. Consequently, the applicant also requests to amend the Future Land Use Map (FLUM) of Connect Columbia, the City's comprehensive plan, from Urban Neighborhood to Suburban Neighborhood.

This report summarizes staff analysis of the FLUM amendment as well as the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3L	Vacant	CD-3L/ CD-3/ Single-Family Homes/ Membership Lodge	Single-Family Homes	±1.02 Acres

CONSISTENCY with the COMPREHENSIVE PLAN: Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-3 zoning designation is not consistent with the Urban Neighborhood future land use classification. The applicant requests to amend the FLUM to designate the property Suburban Neighborhood. The requested CD-3 zoning is consistent with the Suburban Neighborhood future land use classification.	PROPERTY HISTORY: The subject property is currently vacant. Previously existing structures were demolished in 2022. The current owner acquired the property in 2022. This is the first development proposal on record for this property.
CONFORMITY to the ZONING ORDINANCE: As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan. Zoning Ordinance Referenced: Proposed CD-3 Character District (Table 4.3.1-C, p. 66-67) The Ordinance describes the CD-3 Neighborhood District as a medium density single-family detached residential area in which houses form the predominant building type, although limited use of duplexes is permitted. Homes are separated from the street and each other by minimum setbacks. Thoroughfares form medium-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum gross density of four dwelling units per acre. CD-3 is an appropriate implementing district for the Suburban Neighborhood future land use classification. It is not an appropriate implementing zone for the subject property’s current future land use classification: Urban Neighborhood. The CD-4 General Urban, and CD-5 Urban Center districts implement the Urban Neighborhood future land use classification. Lot/Building Site Width (Table 4.3.1-C, p. 68) • Minimum lot width of 65’ (40’ if alley-loaded garage is provided; 100’ for a duplex) • Frontage buildout not regulated • No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation • Up to ≤ 20% of the lots may Enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68) • 25’ min front setback • 8’ min side setback	

- 25' min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The concept plan depicts three 70' wide single-family lots enfronting East End Street, yielding a gross density of 2.94 dwelling units per acre. The requested CD-3 zoning is inconsistent with Connect Columbia. The comprehensive plan calls for the future development of the site at higher density with more prescriptive design standards. The CD-3 zoning is consistent with the requested Suburban Neighborhood future land use classification. However, the requested amendment to the FLUM would create an island of Suburban Neighborhood surrounded by Urban Neighborhood. Over time, if the plan is fully implemented, surrounding properties will transition to CD-4 and CD-5 zoning, leaving the subject parcel as an incongruous spot on the zoning map.

If a Preliminary Plat is submitted for Planning Commission review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent proposals to construct homes on the site would be subject to administrative review and approval.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

- a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-3L neighborhood large lot character district to a medium-density CD-3 neighborhood character district, is inconsistent with the Suburban Corridor future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.36; Zoning Ordinance Table 4.3.1-C, p. 66).

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The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect

Columbia. However, the plan advises a “pause” and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

- b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];¹

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The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

- c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

- d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

- e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;²

The proposed change to the zoning map will allow the property owner to add units to the local housing inventory. Planning Commission may determine that demand for housing in the City of Columbia has increased to a sufficient extent to warrant an increase in the area of the city zoned for medium-density residential development. It is within the discretion of the Planning Commission to determine that other circumstances have changed to a sufficient extent to warrant an increase in the area zoned for residential development.

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads “the legal purposes for which zoning exists are not contravened.”

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- f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

Comprehensive Plan Amendment /Adoption:

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The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;

*The proposed change to the future land use map is **not consistent with the guiding principles of the adopted land use plan.** Connect Columbia, as adopted in 2018, utilizes the transect model as the guiding principle for organizing land use (Connect Columbia p. 11). The transect model “defines a series or character areas that transition from sparsely populated areas, consisting of farmland, to the dense urban core of a city” (p.10). Accordingly, the future land use element of the plan organizes the City into Character Areas forming a continuum of density and intensity from most rural to most urban. These future land use classifications are implemented through the character districts in the Zoning Ordinance (e.g. CD-3L, CD-3, CD-4). A reduction of intensity on a single parcel near the core of the planning area is inconsistent with this guiding principle. According to the plan, the subject site should remain available for higher intensity development in the future, partly in order to direct growth away from the periphery of the urban growth boundary.*

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The proposed change to the future land use map is consistent with the existing land use

pattern but is inconsistent with the designated future land uses.

3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

There are no known adverse effects upon adjacent property owners. However, a change to the future land use map could have adverse impacts on the future development of the City in general. Maintaining the Urban Neighborhood classification inside the core of the planning area reserves land for future growth and relieves pressure on annexations and leap-from development.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

The proposed change to the future land use map will reduce the potential future development of the property. The current Urban Neighborhood future land use classification is implemented by the CD-4 and CD-5 zoning districts. Reducing the intensity of future development to Suburban Neighborhood, implemented by CD-3L and CD-3, would effectively reduce the total potential future housing inventory by one unit, and/or eliminate the possibility of developing the site for non-residential uses. Planning Commission may determine that conditions have changed to a sufficient extent that the proposed reduction in the intensity of future development is warranted.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

The subject site is just over one acre in size. The property can accommodate development at similar intensities under both the Urban Neighborhood and the Suburban Neighborhood future land use classifications.

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE SUBDIVISION OF DEED BOOK 409, PAGE 182 INTO TWO TRACTS AND REQUEST REZONING FROM CD-3L TO CD-4
2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN CAT IV GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A. TYPE OF SURVEY: RTK
B. POSITIONAL ACCURACY: 0.05'
C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
D. GEOID MODEL: GEOID 12B
E. DATUM/EPOCH: NAD83(2011)
F. GPS: CARLSON BRX7 (BASE/ROVER)
G. DISTANCES: GRID

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. PROPERTY IS CURRENTLY ZONED CD-3L CITY OF COLUMBIA ZONING ORDINANCE. BUILDING SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
REQUESTING CD-4
FRONT 6' MIN/20' MAX
REAR 3'
SIDE 6'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. PROPERTY ADDRESS:
1205 E. END ST
COLUMBIA, TN 38401

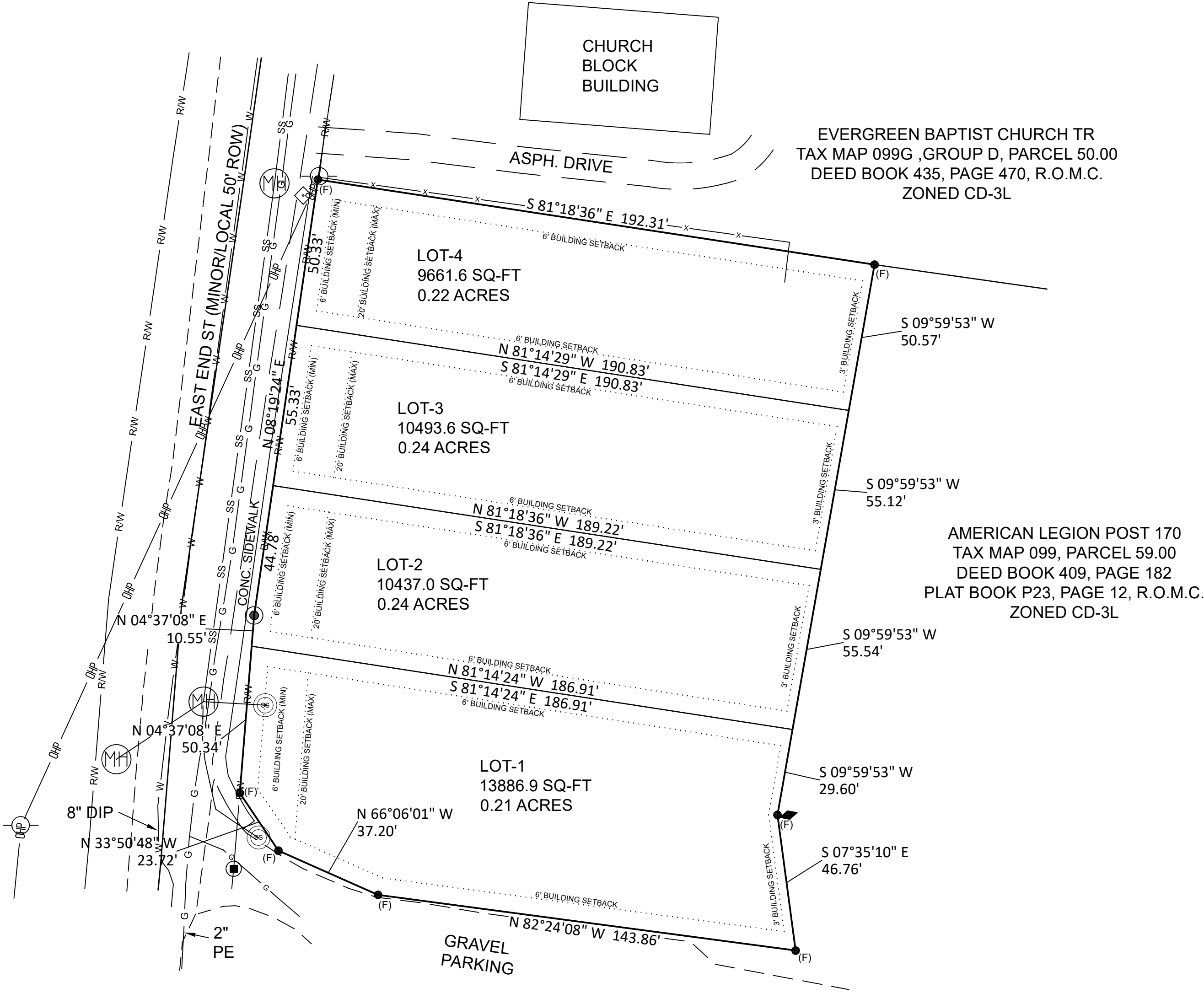
7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. ELECTRIC & WATER PROVIDED BY COLUMBIA POWER AND WATER
201 PICKENS LN
COLUMBIA, TN 38401

9. 10' PUDE ON PARALLEL OR ABUTTING STREET AND 5' PUDE ON INTERIOR LOT LINES.

PRELIMINARY CONCEPT PLAN

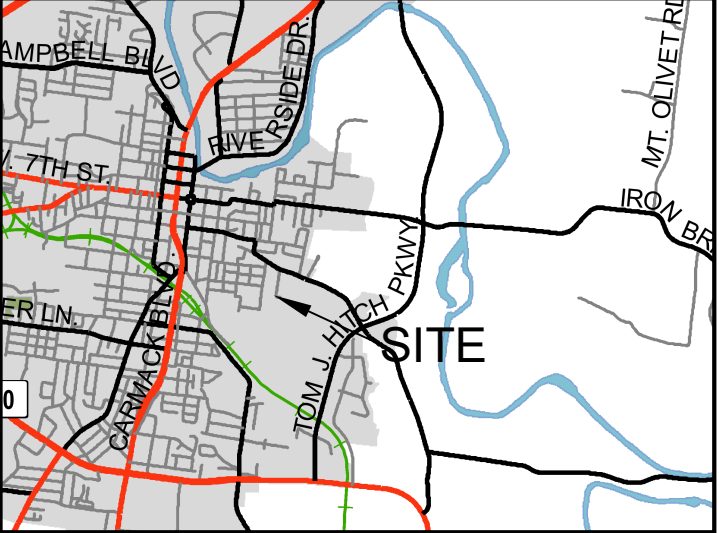
REZONING REQUEST OF THE
LARRY OWENS PROPERTY
9TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 99, PARCEL 59.04
DEED BOOK R2857, PAGE 60
PLAT BOOK P23, PAGE 12 (TRACT-2)
R.O.M.C.



AMERICAN LEGION POST 170
TAX MAP 099, PARCEL 59.00
DEED BOOK 409, PAGE 182
PLAT BOOK P23, PAGE 12, R.O.M.C.
ZONED CD-3L

EVERGREEN BAPTIST CHURCH TR
TAX MAP 099G ,GROUP D, PARCEL 50.00
DEED BOOK 435, PAGE 470, R.O.M.C.
ZONED CD-3L

AMERICAN LEGION POST 170
TAX MAP 099, PARCEL 59.00
DEED BOOK 409, PAGE 182
PLAT BOOK P23, PAGE 12, R.O.M.C.
ZONED CD-3L



VICINITY MAP
(NOT TO SCALE)



TN-NAD83

LEGEND

- GAS METER
- SEWER METER
- SEWER MANHOLE
- IRON PIN FOUND
- IRON PIN SET
- WATER METER
- RAIL ROAD SPIKE
- UTILITY POLE
- ANT. ANCHOR
- SS SANITARY SEWER
- OHP OVERHEAD POWER
- G GAS LINE
- W WATER LINE
- R/W RIGHT OF WAY
- ZONING SETBACK
- X FENCE
- EASEMENT



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date 7/10/2023
Tracy Seiber, RLS #2397

AMERICAN LEGION POST 170
BLOCK BUILDING



TRACY
SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677
DRAWING BY: T. SEIBER DATE: 6/28/2023
SCALE: 1"=30' JOB NO.: 57-2022
R4



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services

931-560-1560

AGENDA ITEM TITLE:

1ST CONSIDERATION OF ORDINANCE NO. 4474 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY.

RECOMMENDATION: To forward the applicant's request to approve Ordinance No. 4474 on first consideration and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting a revision to the Honey Farm PUD Master Plan. The proposal consists of 192 townhomes units along Honey Farm Way being approximately 25.87 acre portion of Tax Map 51 Parcel 58. The Planning Commission reviewed this request and recommended denial by a vote of six to zero at the July 12, 2023 meeting.

ATTACHMENTS: Ordinance 4474; Exhibit A; Exhibit B; Staff Report.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by revising the Honey Farm PUD Master Plan for property off Nashville Highway and Honey Farm Way, at Tax Map 51 Parcel 58.00.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of July, 2023, and after a public hearing held on the 14th day of September, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following findings:

- a. The proposed PUD Master Plan is in agreement with the Comprehensive plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists have not been contravened;

- c. The proposed PUD Master Plan will have no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of September, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

HONEY FARM TOWNHOMES

2248 NASHVILLE HIGHWAY, COLUMBIA, TN 38401

PRELIMINARY MASTER DEVELOPMENT PLAN

GENERAL INFORMATION

DEVELOPER

NAME:
ADDRESS:
Contact:
Phone:

OWNER

NAME: EMG HONEY FARM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
ADDRESS: P.O. BOX 1715 SPRING HILL, TN 37174
CONTACT: DREW SMITH,
DREW.SMITH@EQUITASMG.COM
Phone: 469-585-7913

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT PLAN
C1.2	SITE LAYOUT PLAN
C1.3	TREE CANOPY EXHIBIT
C2.0	OVERALL GRADING DRAINAGE & UTILITY PLAN
C2.1	GRADING DRAINAGE & UTILITY PLAN
C2.2	GRADING DRAINAGE & UTILITY PLAN
C3.0	SITE IMPERVIOUS AREA DISTRIBUTION
C4.0	BUILDING LAYOUT EXHIBIT
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	FOUNDATION PLANTING PLAN
C4.0	BUILDING ELEVATION EXHIBIT

EXCEPTIONS REQUESTING:

DEVELOPMENT IN LANDSCAPE BUFFER, LANDSCAPE BUFFER ADJUSTMENT:

- THE LANDSCAPE BUFFER ADJUSTMENT ALLOWS FOR ROAD C TO STUB OUT FOR FUTURE DEVELOPMENT.

MAIL KIOSK LAYOUT

- THE MAIL KIOSK LAYOUT DOES NOT INCLUDE THE ADDITIONAL PARKING DUE TO THE SURPLUS OF ON-STREET PARKING IN THE SITE PLAN.

BLOCK PERIMETER WITH ALLEYS:

- THIS ALLEY BLOCK PERIMETER ALLOWS FOR EASE OF ACCESS TO EACH TOWNHOME WHILE MAXIMIZING THE EFFICIENCY OF THE SITE.

GENERAL CIRCULATION THROUGH ALLEYS

- THE CIRCULATION OF ALLEYS B, C, F, AND G ALLOWS FOR ACCESS TO EACH TOWNHOME, AND MINOR LOCAL ROADS A, B, C, AND D ACT AS THE MAIN TRANSPORTATION ROADS FOR THE SITE.

SITE DATA TABLE	
PROJECT: HONEY FARM TOWNHOMES ADDRESS: NASHVILLE HWY 2248 PARCEL ID: 051 05800 000 SITE ACREAGE: 25.87 AC EXISTING ZONING: PUD-R PROPOSED ZONING: PUD-R PROPOSED USE: TOWNHOMES	
PROPOSED LOTS:	
SHALLOWFORD 1A -	37
SHALLOWFORD 1B -	26
MCCALLIE -	127
SHALLOWFORD 2 -	2
TOTAL =	192
BUILDING HEIGHT:	2-3 STORIES
LOT WIDTH:	18 FT MIN/36 FT
MAX/180FT MAX	
FRONT YARD:	
PRIMARY:	15 FT-35 FT
SECONDARY:	15 FT-35 FT
SIDE SETBACK:	10 FT MIN/24 FT MAX
ATTACHED TOWNHOMES:	0 FT
REAR SETBACK:	10 FT MIN
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA
PROVIDED CIVIC USE SPACE:	1.29 AC 5.3% 1.34 AC
CIVIC SPACE LIST:	
PLAYGROUND -	0.07 AC
PLAYGROUND -	0.06 AC
GREEN -	0.50 AC
GARDEN -	0.23 AC
POCKET PARK -	0.07 AC
POCKET PARK -	0.05 AC
POCKET PARK -	0.02 AC
POCKET PARK -	0.21 AC
POCKET PARK -	0.07 AC
POCKET PARK -	0.07 AC
POCKET PARK -	0.03 AC
TOTAL:	1.34 AC
REQUIRED PARKING:	
DWELLING UNITS:	384 SPACES
CIVIC SPACE:	14 SPACES
ACCESSIBLE:	1 PER 50 REQ. SPACES, 8 SPACES
TOTAL=	398 SPACES, 8 ACCESSIBLE
PROPOSED ON STREET PARKING:	
ROAD A -	17, 7 ACCESSIBLE
ROAD B -	16
ROAD C -	41
ROAD D -	106
ALLEY A -	2
ALLEY B -	1 ACCESSIBLE
TOTAL =	182 SPACES, 8 ACCESSIBLE SPACES
PROPOSED OFF STREET PARKING:	
GARAGE PARKING -	386
DRIVEWAY PARKING -	24
(LOTS 1, 10, 63, 64, 65, 173-179)	
TOTAL =	410 SPACES
TOTAL PROPOSED PARKING:	
ON STREET -	182, 8 ACCESSIBLE
OFF STREET -	410
TOTAL =	592 SPACES, 8 ACCESSIBLE SPACES
NOTE:	
1. SITE LIGHTING TO BE PROVIDED IN ACCORDANCE WITH PRIVATE LIGHTING STANDARDS AT TABLE 4.3.17.B OF THE COLUMBIA ZONING ORDINANCE AT SITE CONSTRUCTION PLAN REVIEW.	

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



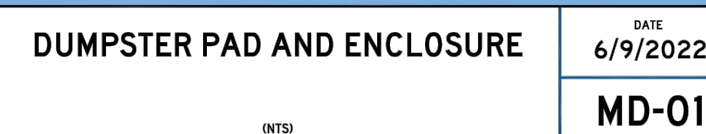
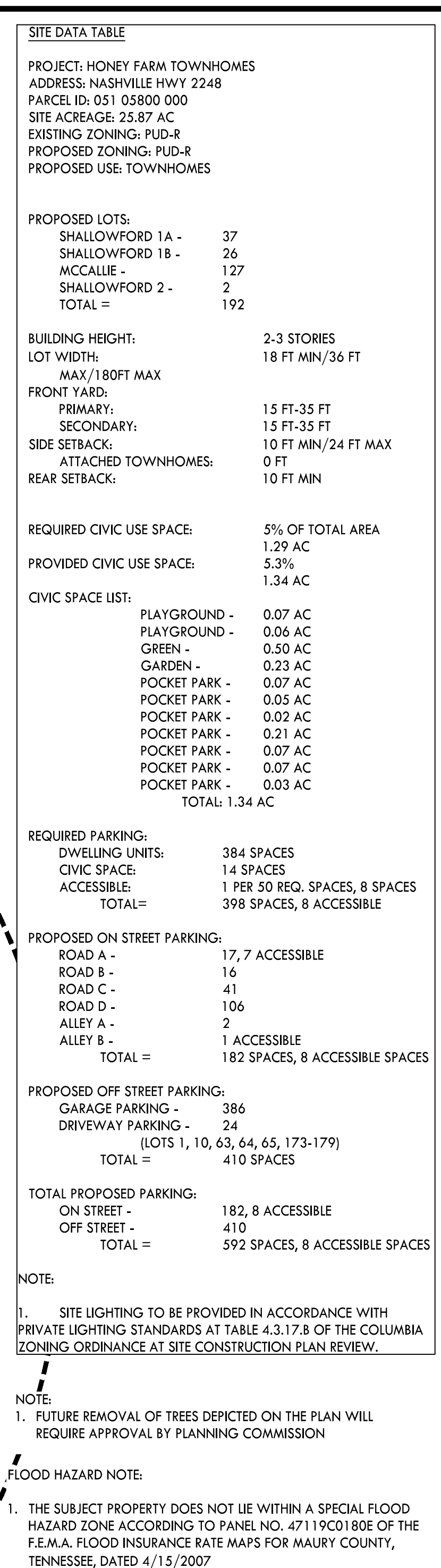
HONEY FARM TOWNHOMES

COLUMBIA, TN

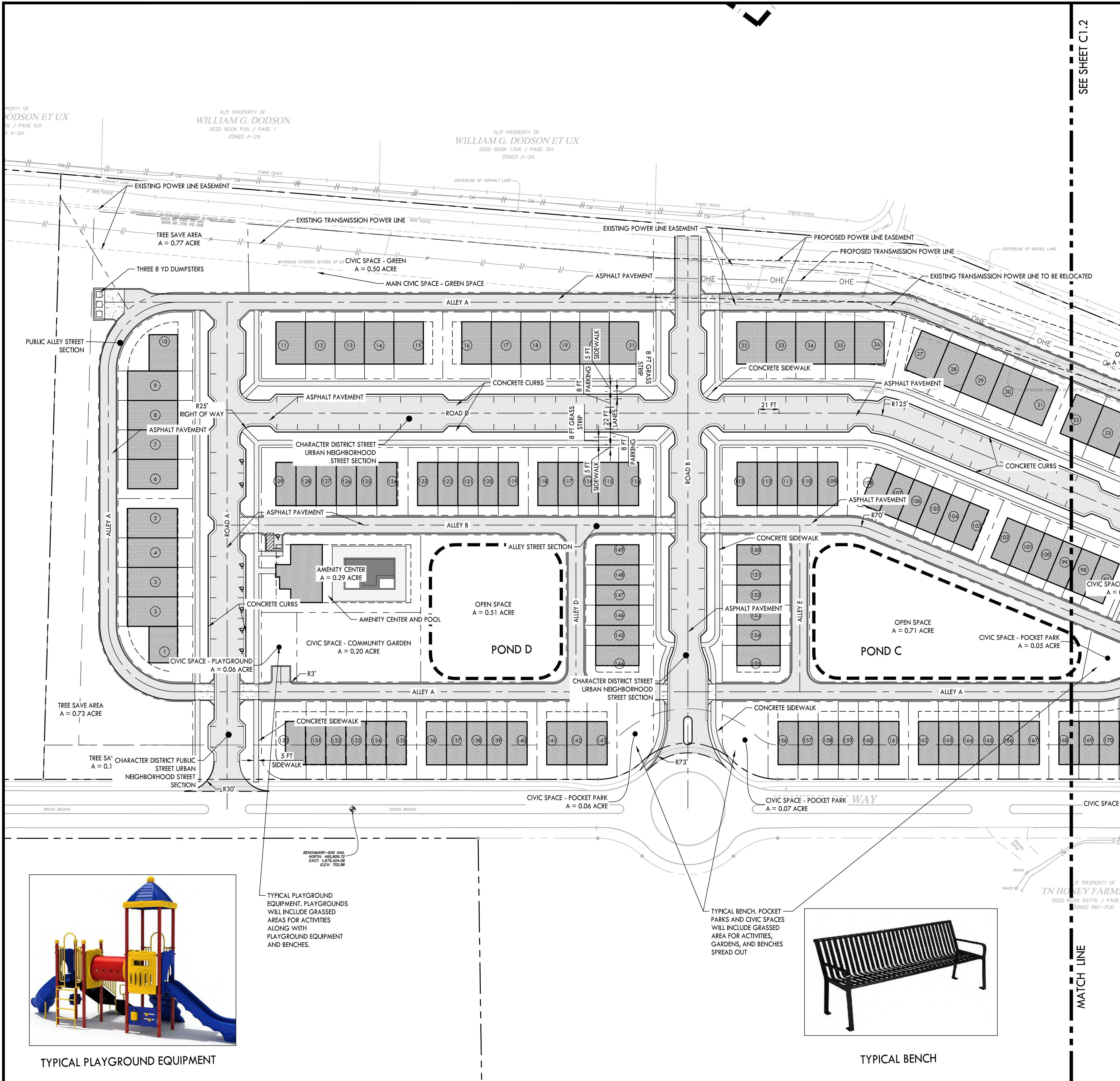
REVISIONS	DATE		No.						

6/21/2023 22135

C0.0
COVER SHEET

[illegible]

Crunk Engineering LLC 6/21/2023 1:05 PM Honey Farm Townhomes (Crunk Engineering) - 100% Final C1.1.dwg



PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT



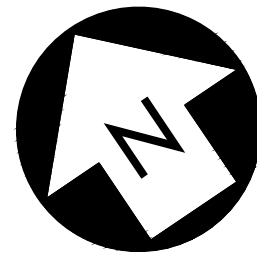
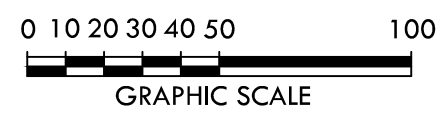
TYPICAL PLAYGROUND EQUIPMENT

TYPICAL PLAYGROUND EQUIPMENT WILL INCLUDE GRASSED AREAS FOR ACTIVITIES ALONG WITH PLAYGROUND EQUIPMENT AND BENCHES.



TYPICAL BENCH

TYPICAL BENCH, POCKET PARKS AND CIVIC SPACES WILL INCLUDE GRASSED AREA FOR ACTIVITIES, GARDENS, AND BENCHES SPREAD OUT



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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



HONEY FARM TOWNHOMES
COLUMBIA, TN

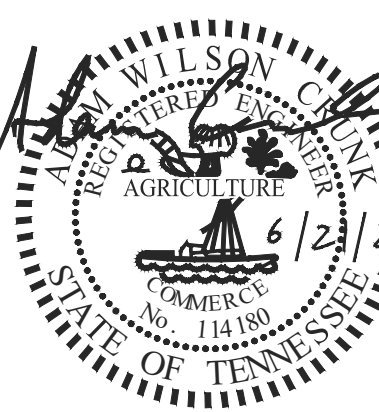
REVISIONS	DATE	
	No.	

6/21/2023 22135

C1.1
SITE LAYOUT PLAN

	PROPOSED BUILDING
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EDGE OF NEW PAVEMENT

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

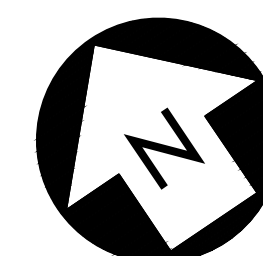
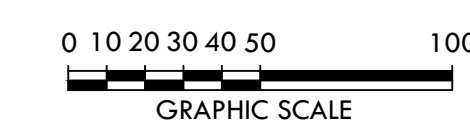


HONEY FARM TOWNHOMES

6/21/2023 22135

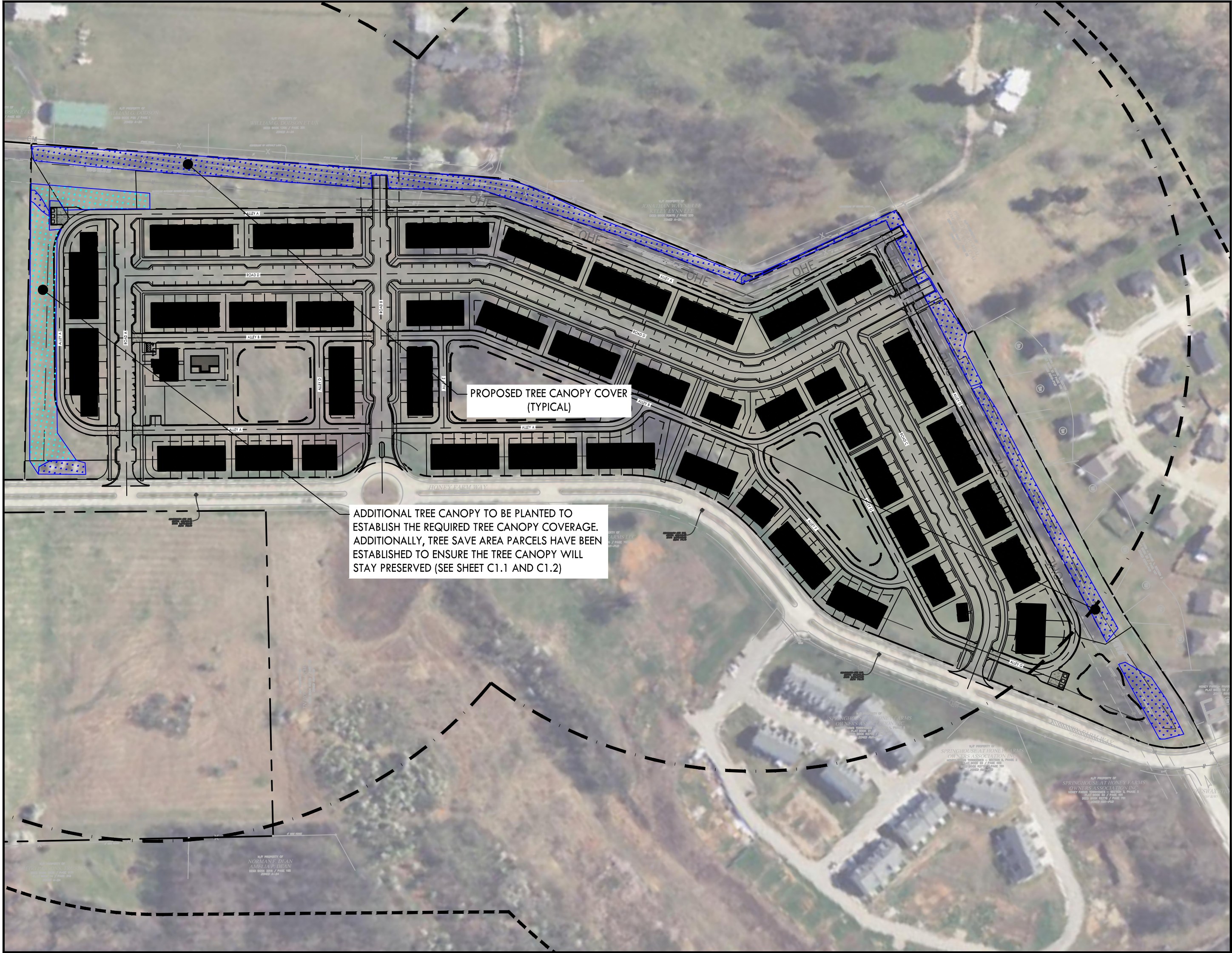
C1.2

SITE LAYOUT PLAN

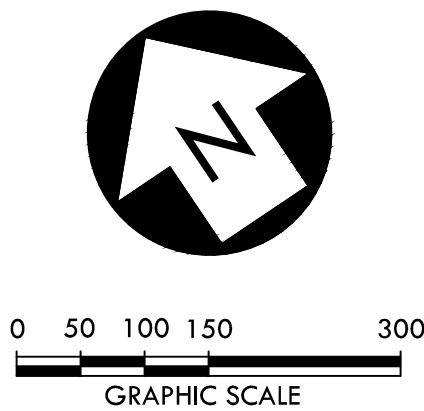




EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT



TREE CANOPY REQUIREMENTS:	
TOTAL SITE AREA:	25.87 AC
EXISTING TREE CANOPY:	5.18 AC
PERCENTAGE OF TOTAL SITE AREA:	20.0%
REQUIRED TREE CANOPY PERCENTAGE TO REMAIN:	48.0%
	2.49 AC
EXISTING TREE CANOPY TO REMAIN:	1.63 AC
TREE CANOPY TO BE PLANTED:	0.86 AC
TOTAL PROPOSED TREE CANOPY:	2.50 AC
	48.3%

CRUNK ENGINEERING LLC

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SUITE 201

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HONEY FARM TOWNHOMES

COLUMBIA, TN

REVISIONS	
No.	DATE

6/21/2023

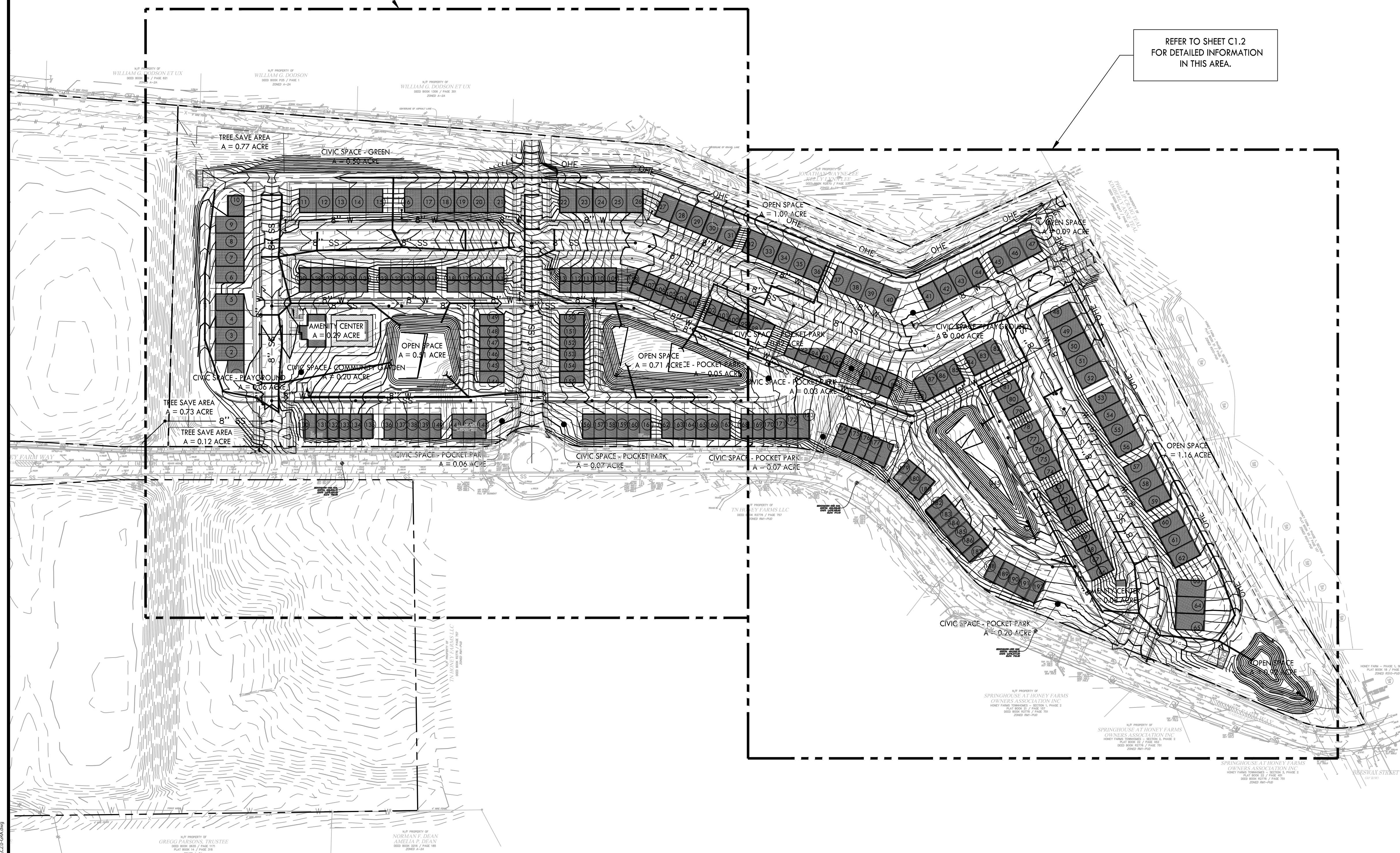
22135

C1.3

TREE CANOPY EXHIBIT

REFER TO SHEET C1.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.2
FOR DETAILED INFORMATION
IN THIS AREA.



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
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HONEY FARM TOWNHOMES

COLUMBIA, TN

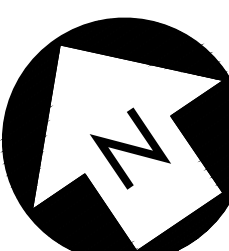
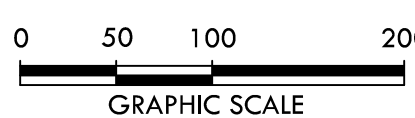
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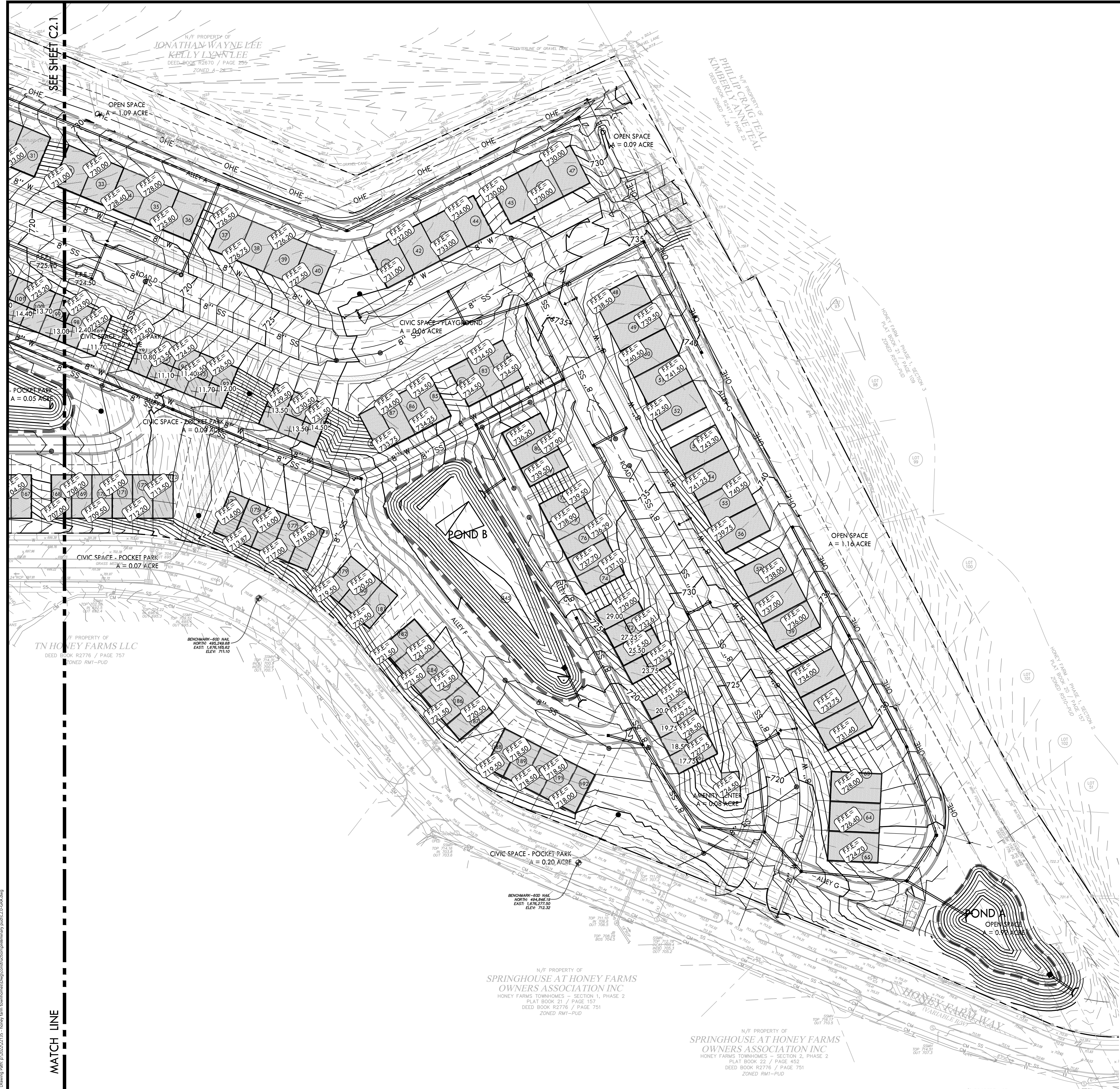
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C2.0

OVERALL GRADING DRAINAGE & UTILITY PLAN





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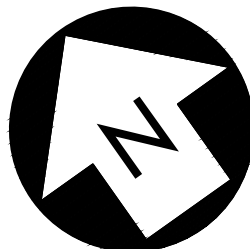
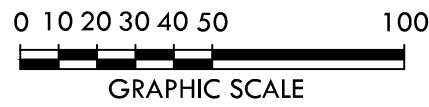


HONEY FARM TOWNHOMES
COLUMBIA, TN

No.	REVISIONS				DATE

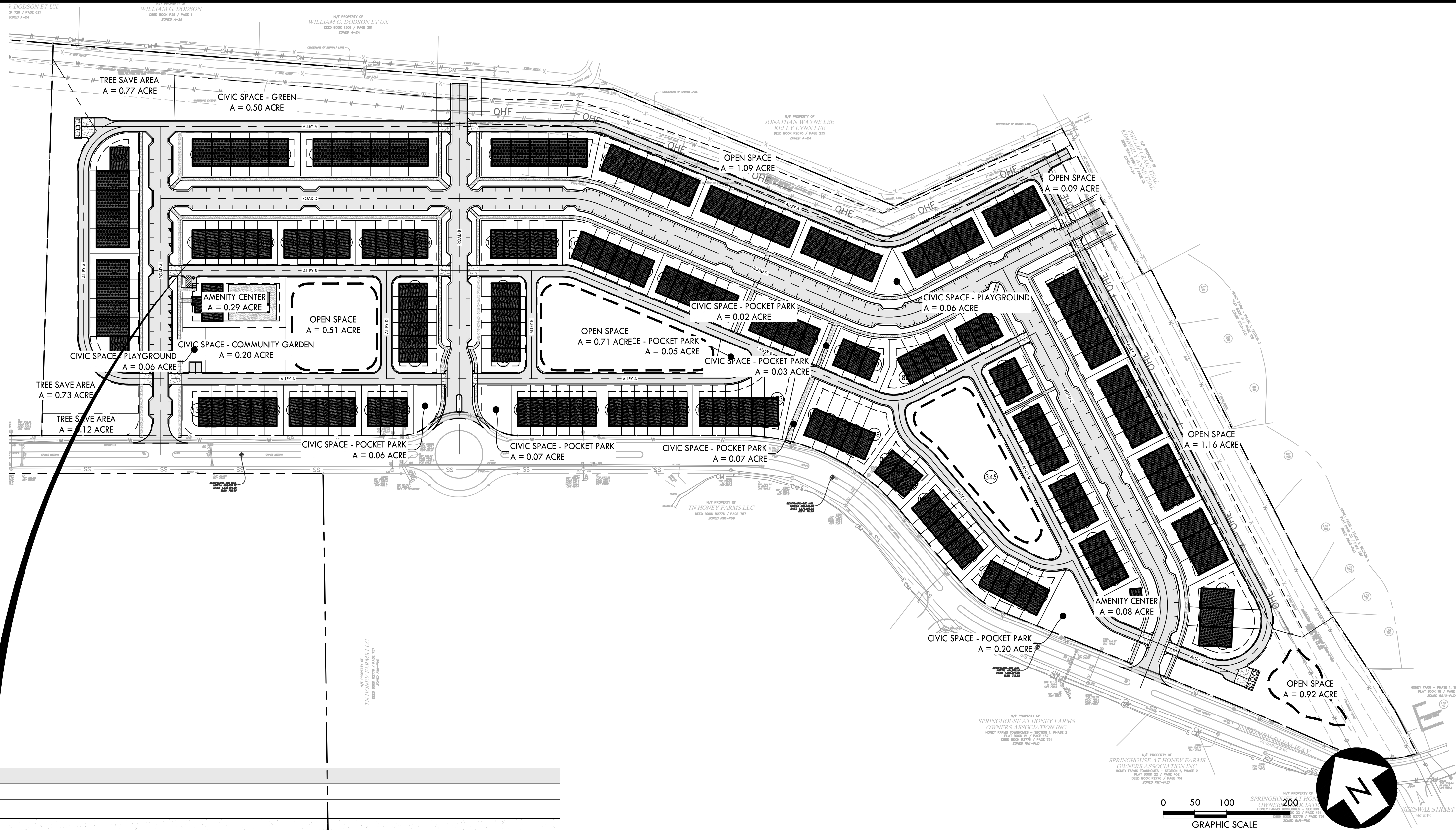
6/21/2023 22135

C2.2
GRADING
DRAINAGE & UTILITY
PLAN

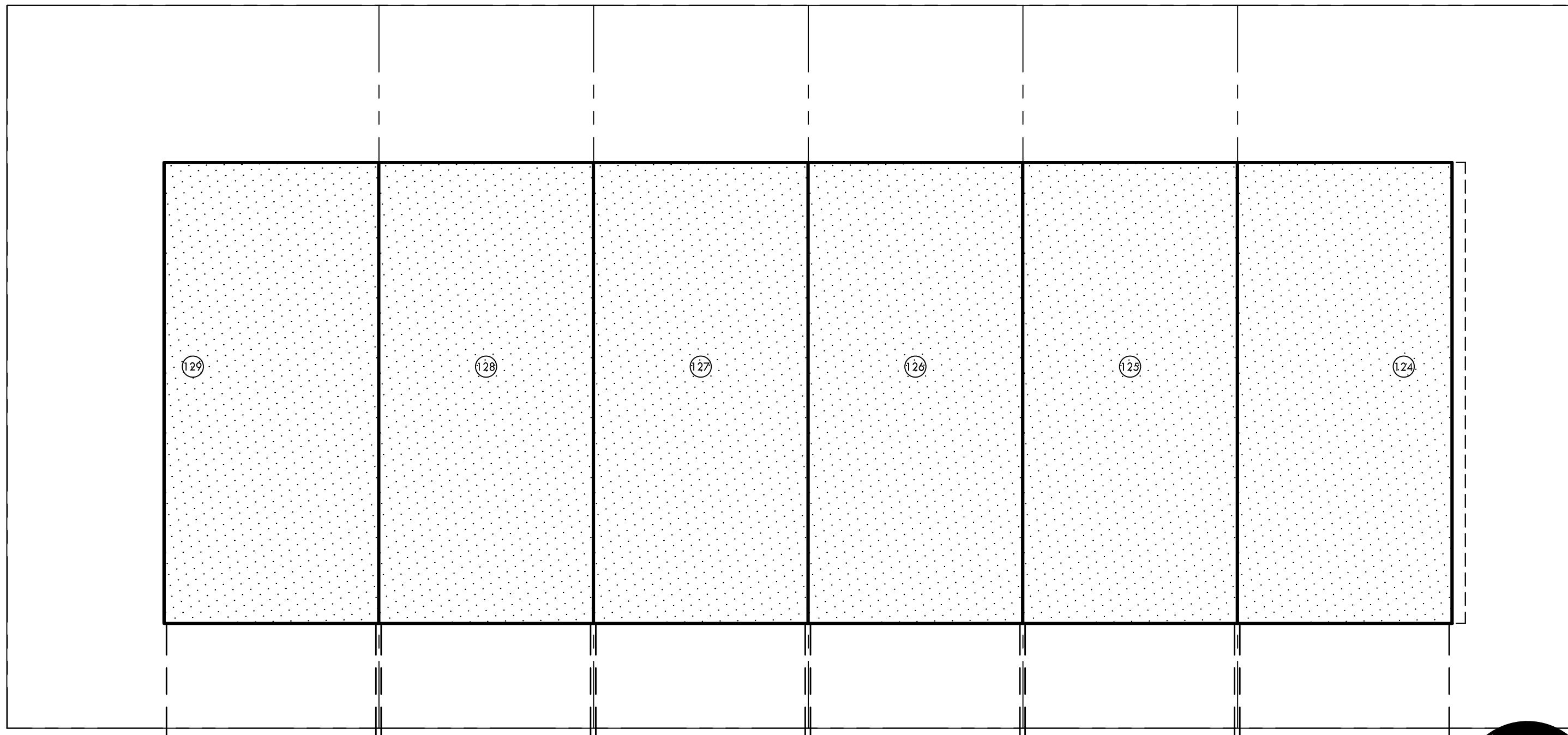


D:\Projects\2023\Honey Farm Townhomes\Drawings\Site\Site Plan.dwg 2023-05-22 10:04 AM

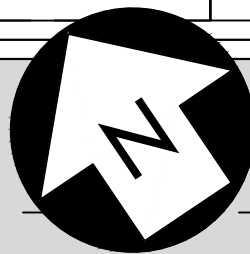
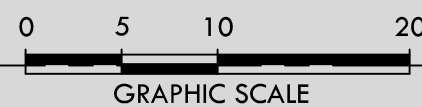
OVERALL SITE AREA	
TOTAL AREA:	1,126,724.44 SF / 25.866 AC
PERVIOUS AREA:	589,826.64 SF / 13.60 AC
IMPERVIOUS AREA:	534,516.8 SF / 12.27 AC
SIDEWALK AREA:	32,627.3 SF / 0.75 AC
ROAD AREA:	236,974.5 SF / 5.44 AC
DRIVEWAYS:	57,017 SF / 1.31 AC
TOWNHOMES:	207,898 SF / 4.77 AC
IMPERVIOUS AREA RATIO:	12.27/25.866 = 47.4% IMPERVIOUS



TYPICAL LOT AREA	
TOTAL AREA:	9,418 SF / 0.216 AC
PERVIOUS AREA:	2,806 SF / 0.064 AC
IMPERVIOUS AREA:	6,612 SF / 0.151 AC
DRIVEWAYS:	1,200 SF / 0.03 AC
TOWNHOMES:	5,412 SF / 0.124 AC
IMPERVIOUS AREA RATIO:	6,612/9,418 = 70.2% IMPERVIOUS



TYPICAL LOT LAYOUT



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HONEY FARM TOWNHOMES

COLUMBIA, TN

REVISIONS	DATE	
	No.	

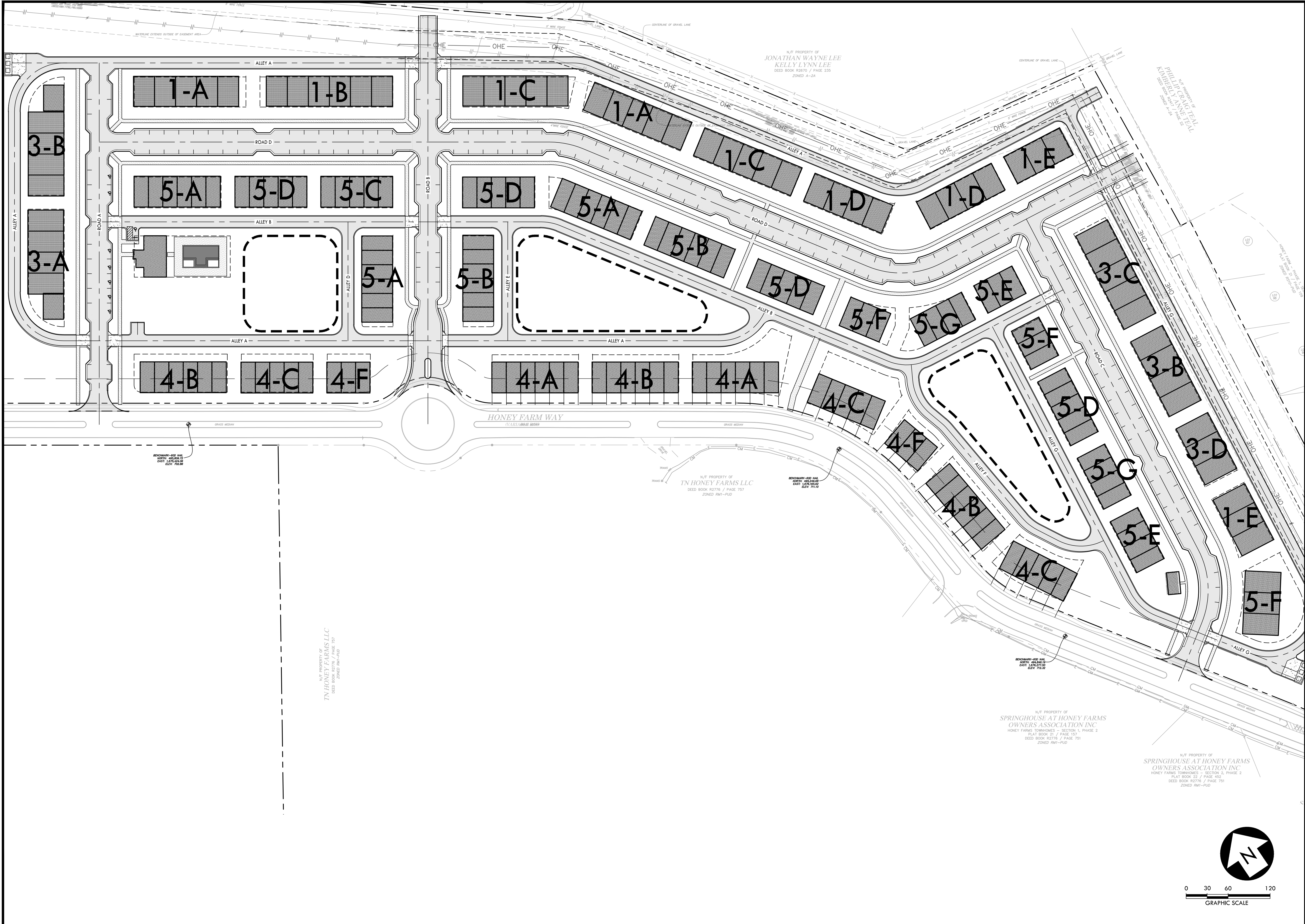
6/21/2023

22135

C3.0

SITE IMPERVIOUS
AREA DISTRIBUTION

Drawn by: JPL 1/20/2021 1:05 - Honey Farm Townhomes (C:\projects\honeyfarm\honeyfarm\p01\honeyfarm.dwg) 18.0000, 18.0000, 18.0000



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HONEY FARM TOWNHOMES

COLUMBIA, TN

REVISIONS	No.	DATE

6/21/2023

22135

C4.0

BUILDING LAYOUT
EXHIBIT

ALLEY A

TOWNHOME 156-161
3 STORY BUILDINGS

TOWNHOME 162-167
3 STORY BUILDINGS

TOWNHOME 168-173
3 STORY BUILDINGS

HONEY FARM WAY
(VARIABLE ROW)

GRASS MEDIAN

TOWNHOME 174-178
3 STORY BUILDINGS

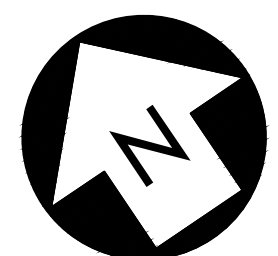
TOWNHOME
179-181
3 STORY
BUILDINGS

ALLEY F

TOWNHOME 182-187
3 STORY BUILDINGS

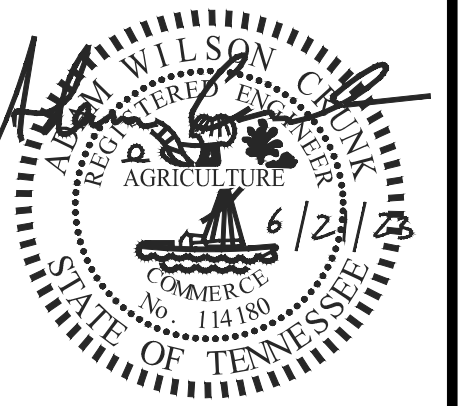
TOWNHOME 188-192
3 STORY BUILDINGS

NOTES:
TOWNHOMES 156-192 ALL CONSIST OF 3 STORIES.
THE SPOT ELEVATIONS INCLUDED ON THIS SHEET SHOW THE
DIFFERENCE IN ELEVATION BETWEEN THE FRONT OF THE
TOWNHOMES AND THE EXISTING SIDEWALK ON HONEY FARM
WAY.



0 10 20 40
GRAPHIC SCALE

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



HONEY FARM TOWNHOMES

COLUMBIA, TN

REVISIONS	No.	DATE

6/21/2023 22135

C4.1
BUILDING
ELEVATION EXHIBIT

Drawing Path: P:\2023\22135 - Honey Farm Townhomes\Drawings\external\roadway profile\Building profile.dwg



REVISIONS	
No.	DATE

6/21/2023 22135

C4.2
ROADWAY
ELEVATION
GRAPHICS

HONEY FARM TOWNHOMES

COLUMBIA, TN



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

The site plan illustrates a proposed residential development with various amenities and landscaping features. Key elements include:

- CIVIC SPACE - GREEN**: A = 0.50 ACRE
- TREE SAVE AREA**: A = 0.77 ACRE
- CIVIC SPACE - PLAYGROUND**: A = 4.08 ACRES
- AMENITY CENTER**: A = 0.29 ACRE
- OPEN SPACE**: A = 0.51 ACRE
- CIVIC SPACE - COMMUNITY GARDEN**: A = 0.20 ACRE
- OPEN SPACE**: A = 0.71 ACRE
- CIVIC SPACE - POCKET PARK**: A = 0.06 ACRE
- CIVIC SPACE - POCKET PARK**: A = 0.05 ACRE
- TREE SAVE AREA**: A = 0.43 ACRE
- TREE SAVE AREA**: A = 1.13 ACRE

The plan also shows numerous individual lots, some numbered (e.g., 1-31, 32-68), and various streets including ALLEY A through F, ROAD D, and ROAD E. The surrounding area includes existing infrastructure like roads and utilities.

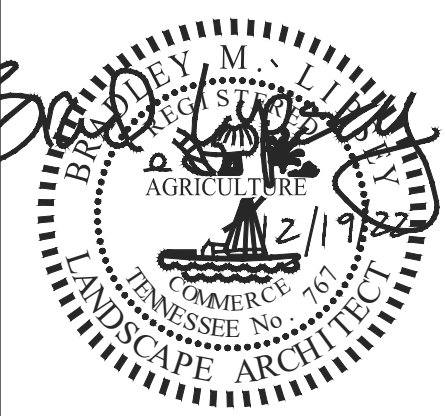
The site plan for Springhouse at Honey Farms shows a large residential development. Key features include:

- Open Space:** Several designated areas with acreage: 1.09 Acre, 0.07 Acre, 0.02 Acre, 0.06 Acre, 1.14 Acre, 0.07 Acre, 0.20 Acre, and 0.92 Acre.
- Civic Space:** Includes a playground (0.06 Acre) and a pocket park (0.03 Acre).
- Amenity Center:** A central building with an area of 0.08 Acre.
- Building Footprints:** Numerous numbered units (e.g., 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	40	Acer rubrum / October Glory® Red Maple	2" Cal.	B&B
	76	Carpinus caroliniana / American Hornbeam	2.5" Cal.	B&B
	62	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B
	5	Quercus alba / White Oak	2.5" Cal.	B&B
MITIGATION TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	15	Acer saccharum / Sugar Maple	2" Cal.	B&B
	23	Liriodendron tulipifera / Tulip Poplar	2" Cal.	B&B
	15	Pinus strobus / White Pine	2" Cal.	B&B
	16	Quercus shumardii / Shumard Oak	2" Cal.	B&B



CRUNK
ENGINEERING



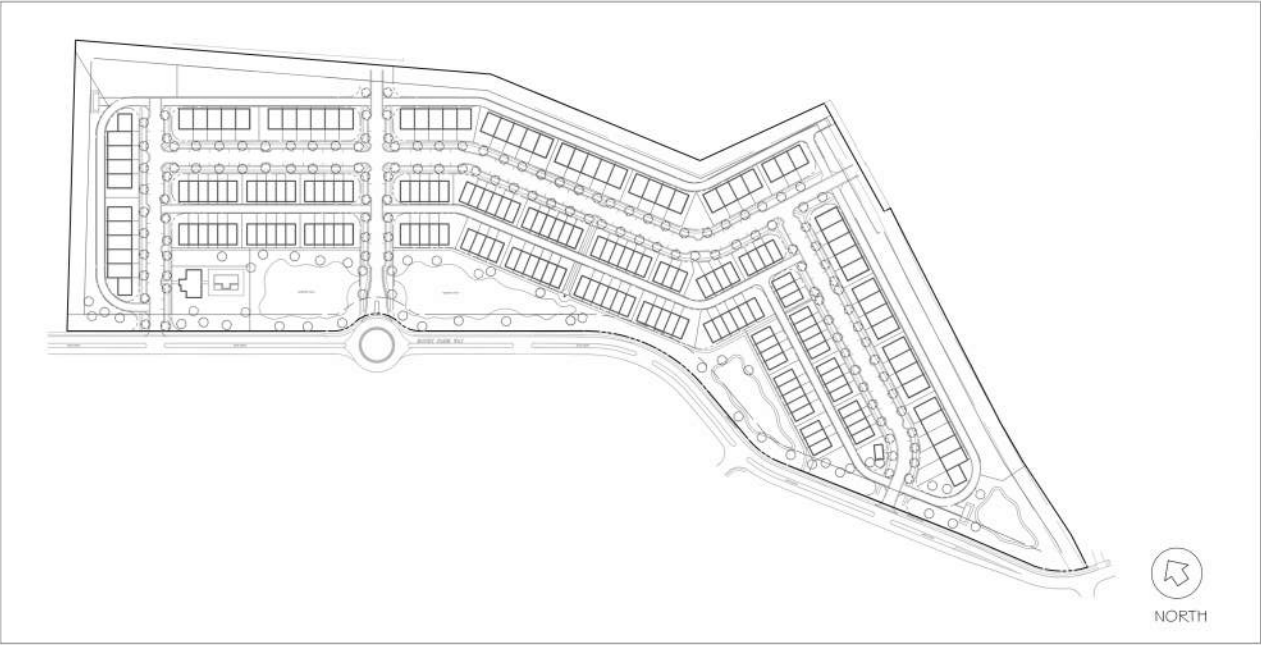
COLUMBIA, TN

[illegible]

L1.0

OVERALL LANDSCAPE PLAN

HONEY FARMS TOWNHOMES
2248 NASHVILLE HWY (SEC HWY 31 & HONEY FARM WAY)
COLUMBIA, TENNESSEE 38401



GENERAL NOTES:

- ① ALL TOWNHOMES SHALL BE DIFFERENTIATED SO THAT IT APPEARS TO BE COMPRISED OF TWO OR MORE ADJACENT BUILDINGS, BY DIVIDING SUCH FACADE INTO TWO SEGMENTS EACH OF WHICH INCLUDES A SEPARATE ENTRANCE AND (1) DIFFERS FROM EACH OF THE OTHER SEGMENTS WITH RESPECT TO ALL OF THE FOLLOWING: (a) A CHANGE IN SHAPE, SILL AND HEADER HEIGHT, DETAIL, SIZE, SPACING, RHYTHM, AND MUNTIN PATTERN OF WINDOWS, (b) A CHANGE OF BUILDING OR CORNICE HEIGHT, (c) A CHANGE IN CORNICE DETAILS, (d) A CHANGE IN WALL MATERIAL OR COLOR, A CHANGE IN TRIM COURSES AND OTHER HORIZONTAL ELEMENTS, (e) A CHANGE IN DORMER OR BALCONY DESIGN, IF ANY, AND (f) PROVIDING OR CHANGING PILASTERS, COLUMNS, OR OTHER FACADE ELEMENTS AND (2) IS COMPOSED WITH A DEFINED CENTER AND EDGES

② NO FACADE SHALL EXIST MORE THAN ONCE ON A BLOCK FACE OR WITHIN VIEW OF THE SAME FACADE
- ③ ALL FINISHED FLOOR LEVELS TO BE A MINIMUM OF 18 INCHES ABOVE FINISHED GRADE AT FACADE

④ VARIANCE: ALL UNITS TO HAVE A FACADE WINDOW SILL HEIGHT AT A MINIMUM OF 36 INCHES ABOVE FINISHED GRADE

SHEET INDEX	
SHT. #	SHEET TITLE
C1.1	COVER SHEET
C1.2	OVERALL SITE PLAN
C1.3	SITE PLAN - ELEVATIONS & COLOR SCHEMES
A1.1	PLAN 1 - FLOORPLAN
A1.2	PLAN 1 - FRONT ELEVATIONS
A1.3	PLAN 1 - FRONT ELEVATIONS (CONT.)
A1.4	PLAN 1 - FULL ELEVATIONS
A1.5	PLAN 1 - BUILDING CONCEPT
A2.1	PLAN 2 - FLOORPLAN
A2.2	PLAN 2 - FRONT ELEVATIONS
A2.3	PLAN 2 - FULL ELEVATIONS
A2.4	PLAN 2 - BUILDING CONCEPT
A3.1	PLAN 3 - FLOORPLAN
A3.2	PLAN 3 - FRONT ELEVATIONS
A3.3	PLAN 3 - FRONT ELEVATIONS (CONT.)
A3.4	PLAN 3 - FULL ELEVATIONS
A3.5	PLAN 3 - BUILDING CONCEPT
A4.1	PLAN 4 - FLOORPLAN
A4.2	PLAN 4 - FRONT ELEVATIONS
A4.3	PLAN 4 - FRONT ELEVATIONS (CONT.)
A4.4	PLAN 4 - FRONT ELEVATIONS (CONT.)
A4.5	PLAN 4 - FRONT ELEVATIONS (CONT.)
A4.6	PLAN 4 - FULL ELEVATIONS
A4.7	PLAN 4 - BUILDING CONCEPT
A5.1	PLAN 5 - FLOORPLAN
A5.2	PLAN 5 - FRONT ELEVATIONS
A5.3	PLAN 5 - FRONT ELEVATIONS (CONT.)
A5.4	PLAN 5 - FRONT ELEVATIONS (CONT.)
A5.5	PLAN 5 - FRONT ELEVATIONS (CONT.)
A5.6	PLAN 5 - FULL ELEVATIONS
A5.7	PLAN 5 - BUILDING CONCEPT
A6.1	CLUBHOUSE - FLOORPLAN
A6.2	CLUBHOUSE - FRONT & BACK ELEVATIONS
A6.3	CLUBHOUSE - LEFT & RIGHT ELEVATIONS
A6.4	CLUBHOUSE - FULL ELEVATIONS
A7.1	WINDOW & DOOR SCHEDULE
A7.2	MATERIAL & TRIM SCHEDULE

PROJECT INFO	
# OF UNITS	UNIT TYPE
35	PLAN 1
4	PLAN 2
32	PLAN 3
134	PLAN 4 & 5
205	TOTAL NUMBER OF UNITS

1	CLUBHOUSE & LEASING OFFICE
---	----------------------------

LOCATION MAP - NOT TO SCALE	

SUBDIVISION	HONEY FARMS
MUNICIPALITY	COLUMBIA, TENNESSEE

C1.1

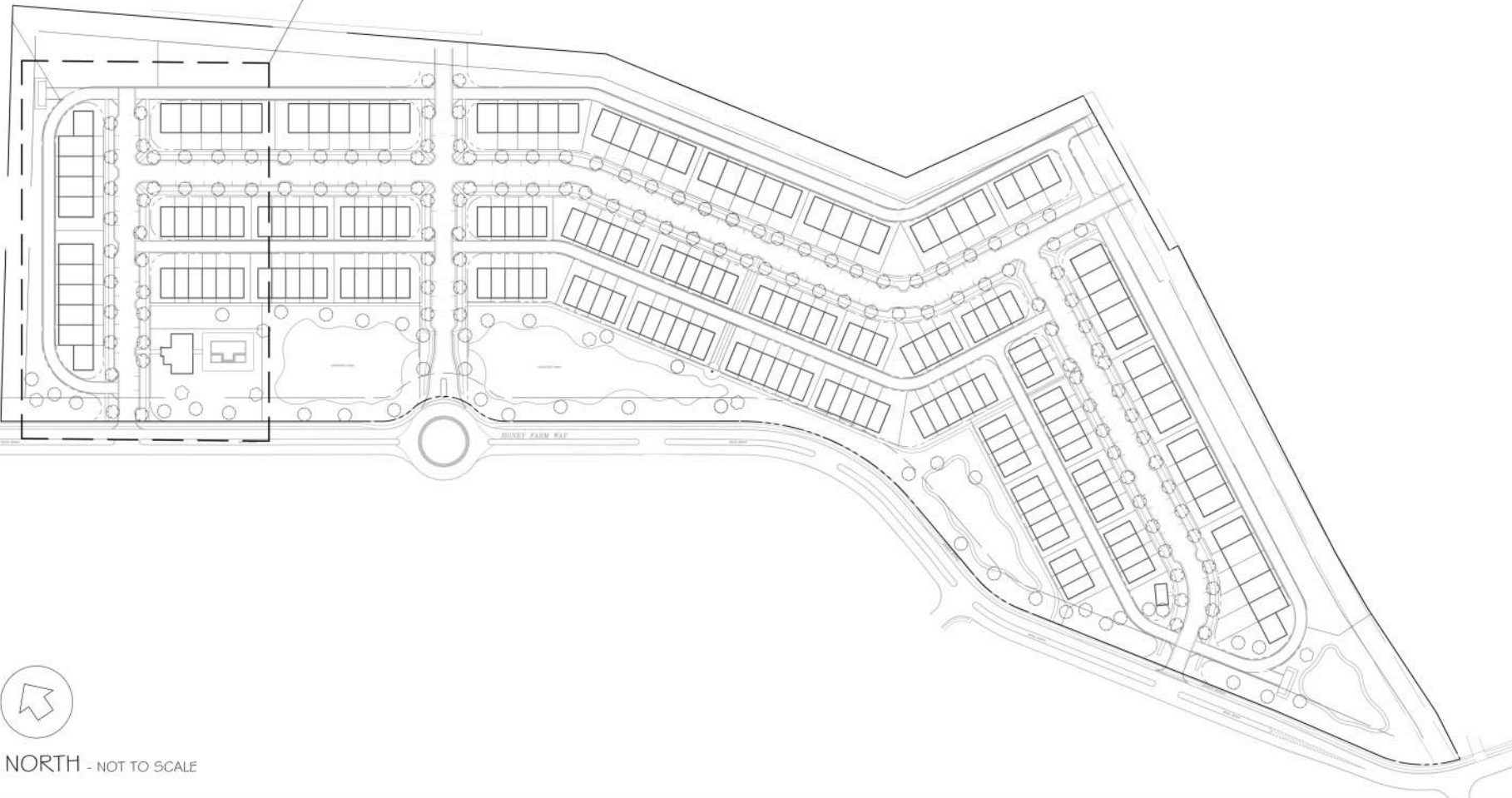
RP HOMES

HONEY FARMS TOWNHOMES:
ARCHITECTURAL REVIEW SUBMITTAL

SUBDIVISION
HONEY FARMS
MUNICIPALITY
COLUMBIA, TENNESSEE

C1.1

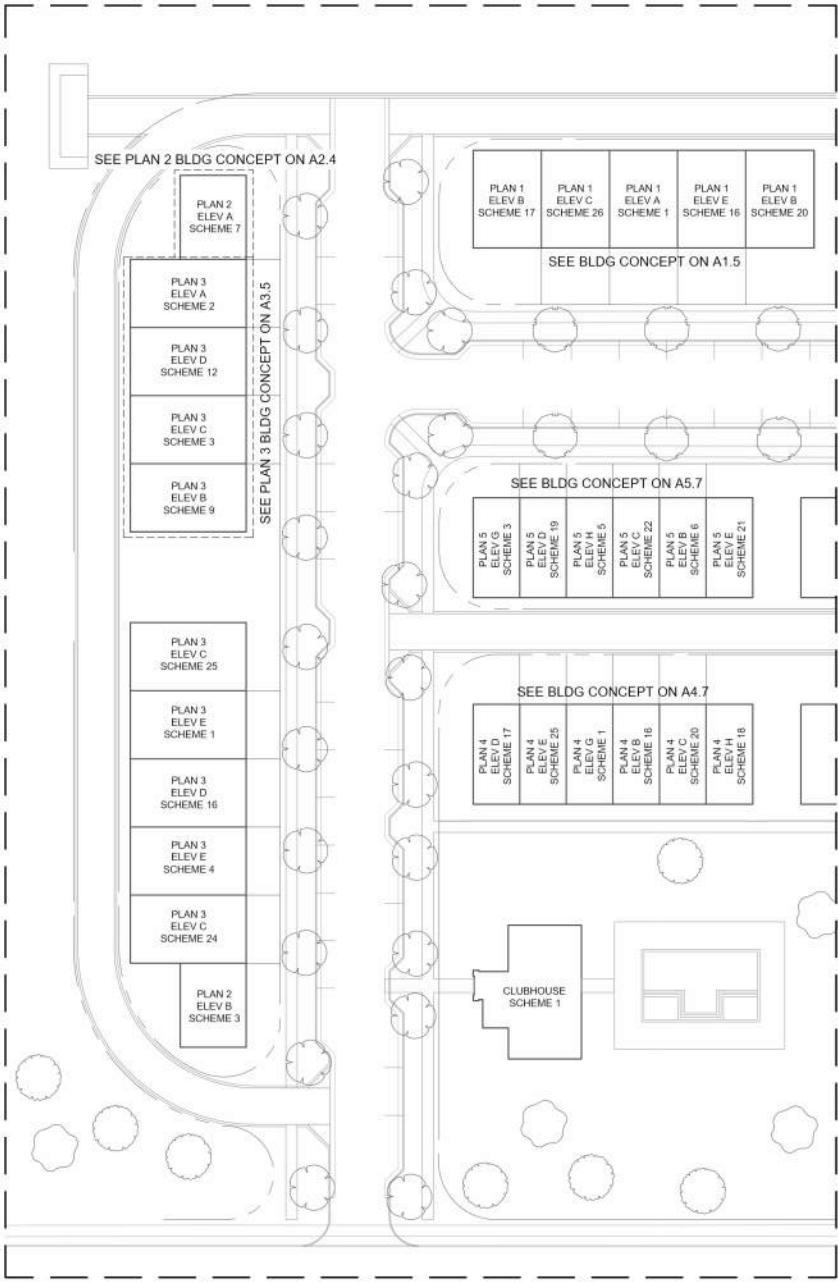
REFER TO SHEET C1.3 FOR
EXAMPLE ELEVATION & COLOR
SCHEME VARIATIONS IN THIS AREA




NORTH - NOT TO SCALE

GENERAL ELEVATION & FACADE NOTES:

- 1 ALL TOWNHOMES SHALL BE DIFFERENTIATED SO THAT IT APPEARS TO BE COMPRISED OF TWO OR MORE ADJACENT BUILDINGS, BY DIVIDING SUCH FACADE INTO TWO SEGMENTS EACH OF WHICH INCLUDES A SEPARATE ENTRANCE AND (1) DIFFERS FROM EACH OF THE OTHER SEGMENTS WITH RESPECT TO ALL OF THE FOLLOWING: (a) A CHANGE IN SHAPE, SILL AND HEADER HEIGHT, DETAIL, SIZE, SPACING, RHYTHM, AND MUNTIN PATTERN OF WINDOWS. (b) A CHANGE OF BUILDING OR CORNICE HEIGHT, (c) A CHANGE IN CORNICE DETAILS, (d) A CHANGE IN WALL MATERIAL OR COLOR, A CHANGE IN TRIM COURSES AND OTHER HORIZONTAL ELEMENTS, (e) A CHANGE IN DORMER OR BALCONY DESIGN, IF ANY, AND (f) PROVIDING OR CHANGING PILASTERS, COLUMNS, OR OTHER FACADE ELEMENTS AND (2) IS COMPOSED WITH A DEFINED CENTER AND EDGES
- 2 NO FACADE SHALL EXIST MORE THAN ONCE ON A BLOCK FACE OR WITHIN VIEW OF THE SAME FACADE
- 3 ALL FINISHED FLOOR LEVELS TO BE A MINIMUM OF 18 INCHES ABOVE FINISHED GRADE AT FACADE
- 4 VARIANCE: ALL UNITS TO HAVE A FACADE WINDOW SILL HEIGHT AT A MINIMUM OF 36 INCHES ABOVE FINISHED GRADE

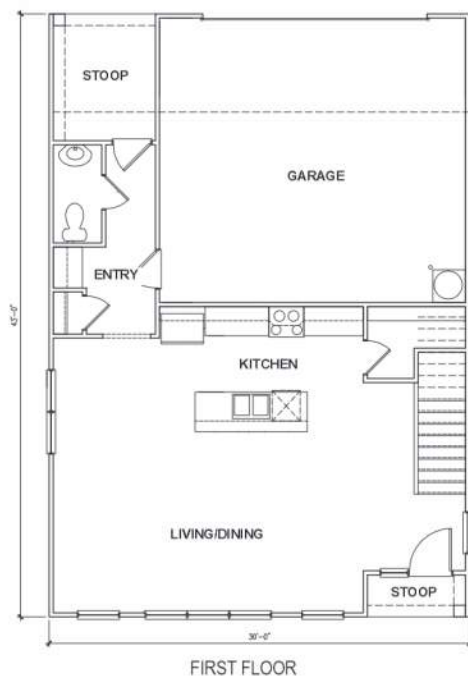


HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

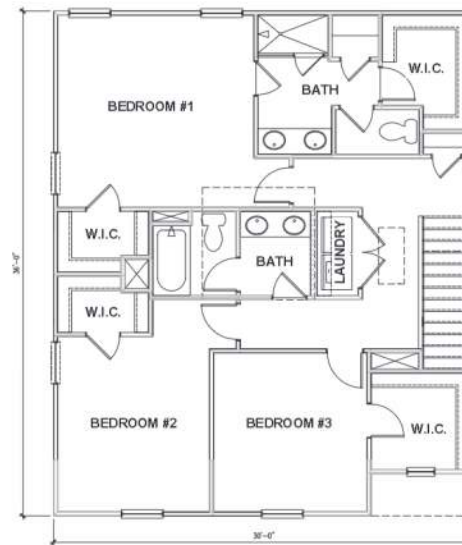
SITE PLAN -
ELEV & COLOR
VARIATION

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

C1.3



FIRST FLOOR



SECOND FLOOR

PLAN 1 FLOORPLAN
SCALE 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 1

SUBMISSION
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.1

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A
COLOR SCHEME 3



ELEVATION B
COLOR SCHEME 7



ELEVATION C
COLOR SCHEME 11



ELEVATION D
COLOR SCHEME 14



ELEVATION E
COLOR SCHEME 17



ELEVATION F
COLOR SCHEME 18

PLAN 1 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 1

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.2
Page 26 of 341

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION G
COLOR SCHEME 28



ELEVATION H
COLOR SCHEME 25



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 1

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.3

PLAN 1 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"

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FRONT
COLOR SCHEME 5



LEFT (END UNIT CONDITION)
COLOR SCHEME 5



BACK
COLOR SCHEME 5



RIGHT (END UNIT CONDITION)
COLOR SCHEME 5

PLAN 1 FULL ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 1

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A14
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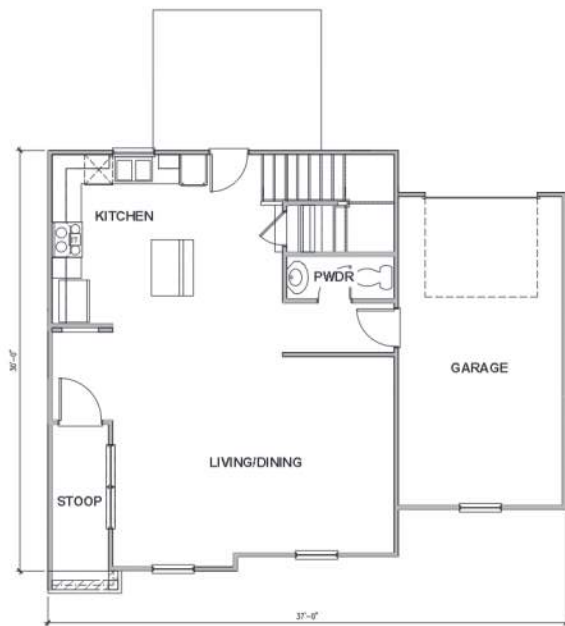
ELEV B
DOOR STYLE 2
4 / CLEAR WINDOW GRID
COLOR SCHEME 17

ELEV C
DOOR STYLE 1
4 / 4 WINDOW GRID
COLOR SCHEME 26

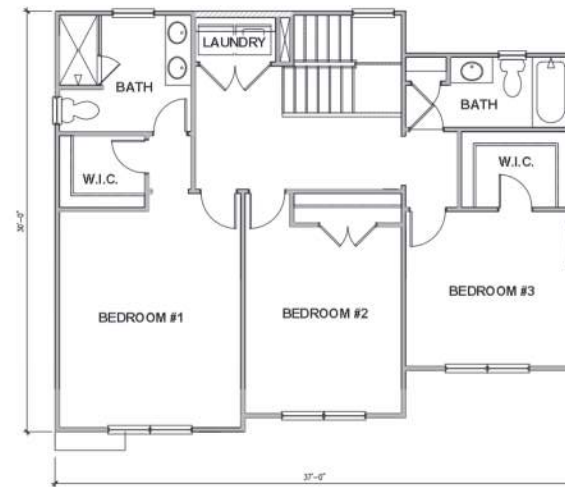
ELEV A
DOOR STYLE 3
CLEAR / CLEAR WINDOW GRID
COLOR SCHEME 1

ELEV E
DOOR STYLE 2
4 / CLEAR WINDOW GRID
COLOR SCHEME 16

ELEV B
DOOR STYLE 1
4 / 4 WINDOW GRID
COLOR SCHEME 20



FIRST FLOOR



SECOND FLOOR

PLAN 2 FLOORPLAN
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 2

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A2.1

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A
COLOR SCHEME 6



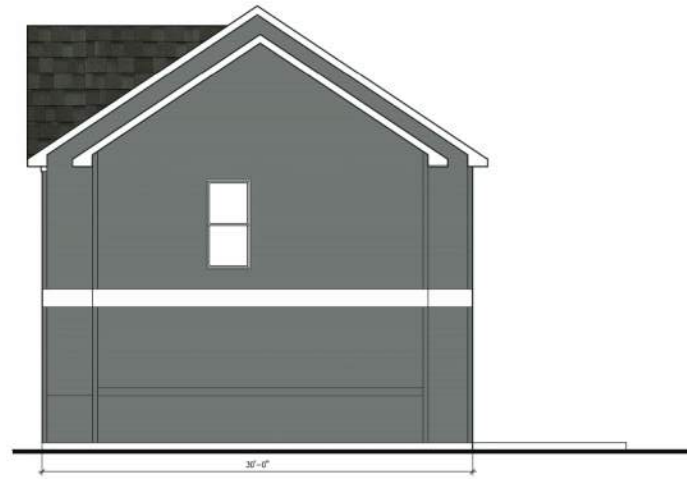
ELEVATION B
COLOR SCHEME 17



ELEVATION C
COLOR SCHEME 23



FRONT
COLOR SCHEME 20



RIGHT
COLOR SCHEME 20



REAR
COLOR SCHEME 20



LEFT
COLOR SCHEME 20

PLAN 2 FULL ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 2

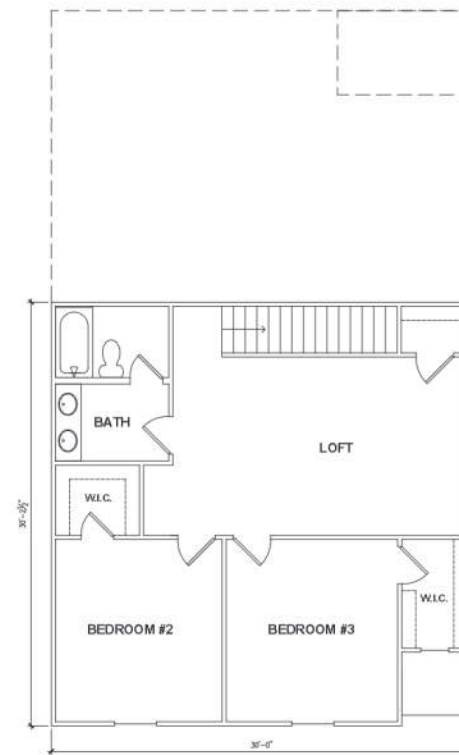
SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A2.4
Page 33 of 341

PLAN 2 BUILDING CONCEPT
SCALE: 1/8" = 1'-0"



PLAN 3 - FIRST FLOOR



PLAN 3 - SECOND FLOOR

PLAN 3 FLOORPLAN
SCALE 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 3

SUBMITTAL
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A3.1



ELEVATION A
COLOR SCHEME 27



ELEVATION B
COLOR SCHEME 18



ELEVATION C
COLOR SCHEME 14



ELEVATION D
COLOR SCHEME 9



ELEVATION E
COLOR SCHEME 6



ELEVATION F
COLOR SCHEME 4

PLAN 3 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION G
COLOR SCHEME 17



ELEVATION H
COLOR SCHEME 24



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 3

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

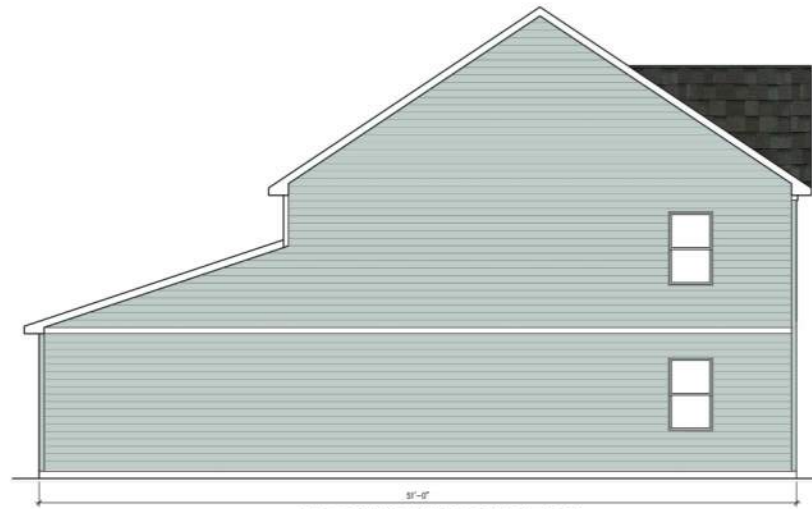
A3.3

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PLAN 3 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



FRONT
COLOR SCHEME 15



LEFT (END UNIT CONDITION)
COLOR SCHEME 15



BACK
COLOR SCHEME 15



RIGHT (END UNIT CONDITION)
COLOR SCHEME 15

PLAN 3 FULL ELEVATIONS
SCALE: 1/8" = 1'-0"



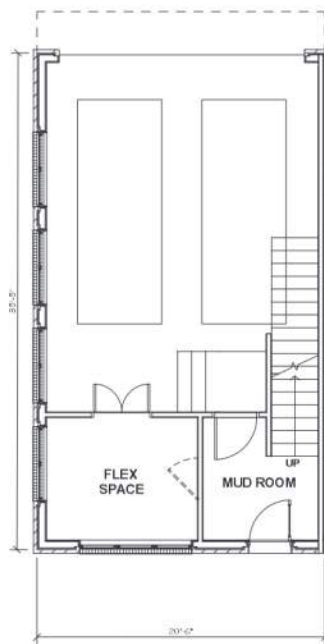
HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 3

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A3.4
Page 37 of 341





FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 4 FLOOR PLAN
DATE: 4.10



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.1

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 16



ELEVATION B

COLOR SCHEME 7



ELEVATION C

COLOR SCHEME 14



ELEVATION D

COLOR SCHEME 5

PLAN 4 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.2
Page 40 of 341

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 22



ELEVATION B

COLOR SCHEME 27



ELEVATION C

COLOR SCHEME 23



ELEVATION D

COLOR SCHEME 25

PLAN 4 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4
SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.3
Page 411 of 341

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 18



ELEVATION F

COLOR SCHEME 6



ELEVATION G

COLOR SCHEME 12



ELEVATION H

COLOR SCHEME 13

PLAN 4 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.4
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NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 1



ELEVATION F

COLOR SCHEME 2



ELEVATION G

COLOR SCHEME 3



ELEVATION H

COLOR SCHEME 5

PLAN 4 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.5
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PLAN & FULL ELEVATIONS
SCALE: 1/8\"/>



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.6

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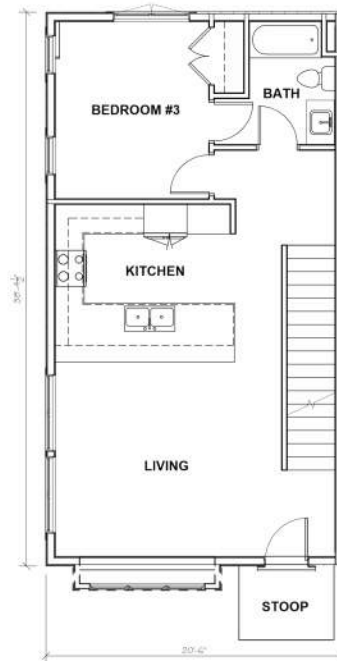
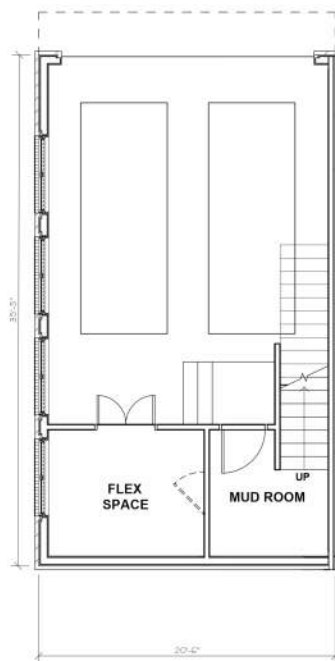
HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.7
Page 45 of 341

PLAN & BUILDING CONCEPT
ELEV. 1/18



PLAN 5 FLOOR PLAN
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A5.1

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 8



ELEVATION B

COLOR SCHEME 13



ELEVATION C

COLOR SCHEME 4



ELEVATION D

COLOR SCHEME 18

PLAN 5 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A5.2
Page 47 of 341

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 21



ELEVATION B

COLOR SCHEME 23



ELEVATION C

COLOR SCHEME 2



ELEVATION D

COLOR SCHEME 22

PLAN 5 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A5.3
Page 48 of 341

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 27



ELEVATION F

COLOR SCHEME 5



ELEVATION G

COLOR SCHEME 14



ELEVATION H

COLOR SCHEME 15

PLAN 5 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A5.4
Page 49 of 341

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 25



ELEVATION F

COLOR SCHEME 2



ELEVATION G

COLOR SCHEME 10



ELEVATION H

COLOR SCHEME 6

PLAN 5 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

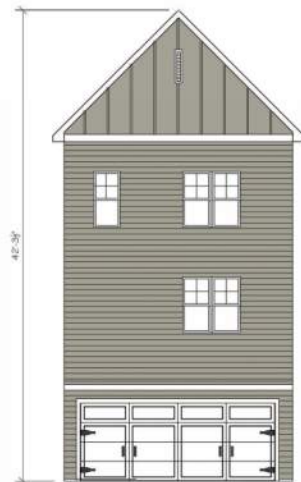
A5.5
Page 50 of 341



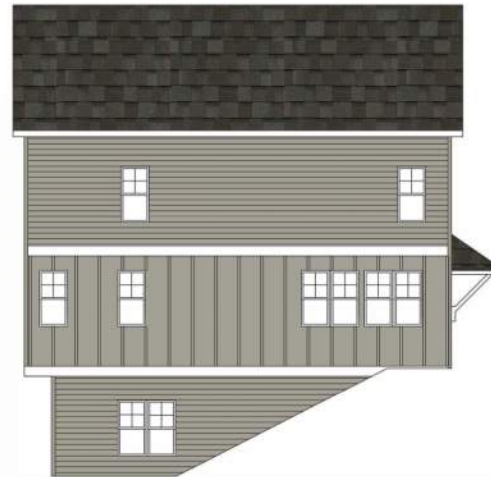
FRONT
COLOR SCHEME 12



RIGHT
COLOR SCHEME 12



REAR
COLOR SCHEME 12



LEFT
COLOR SCHEME 12

PLAN 5 FULL ELEVATIONS
SCALE: 1/8" = 1'-0"



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A5.6
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ELEV G
DOOR STYLE 3
4 / 4 WINDOW GRID
COLOR SCHEME 3

ELEV D
DOOR STYLE 2
CLEAR / CLEAR WINDOW GRID
COLOR SCHEME 19

ELEV H
DOOR STYLE 1
2 / 2 WINDOW GRID
COLOR SCHEME 5

ELEV C
DOOR STYLE 4
4 / CLEAR WINDOW GRID
COLOR SCHEME 22

ELEV B
DOOR STYLE 5
9 / CLEAR WINDOW GRID
COLOR SCHEME 6

ELEV E
DOOR STYLE 2
CLEAR / CLEAR WINDOW GRID
COLOR SCHEME 21

PLAN 5 BUILDING CONCEPT
SCALE: 1/8" = 1'-0"

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

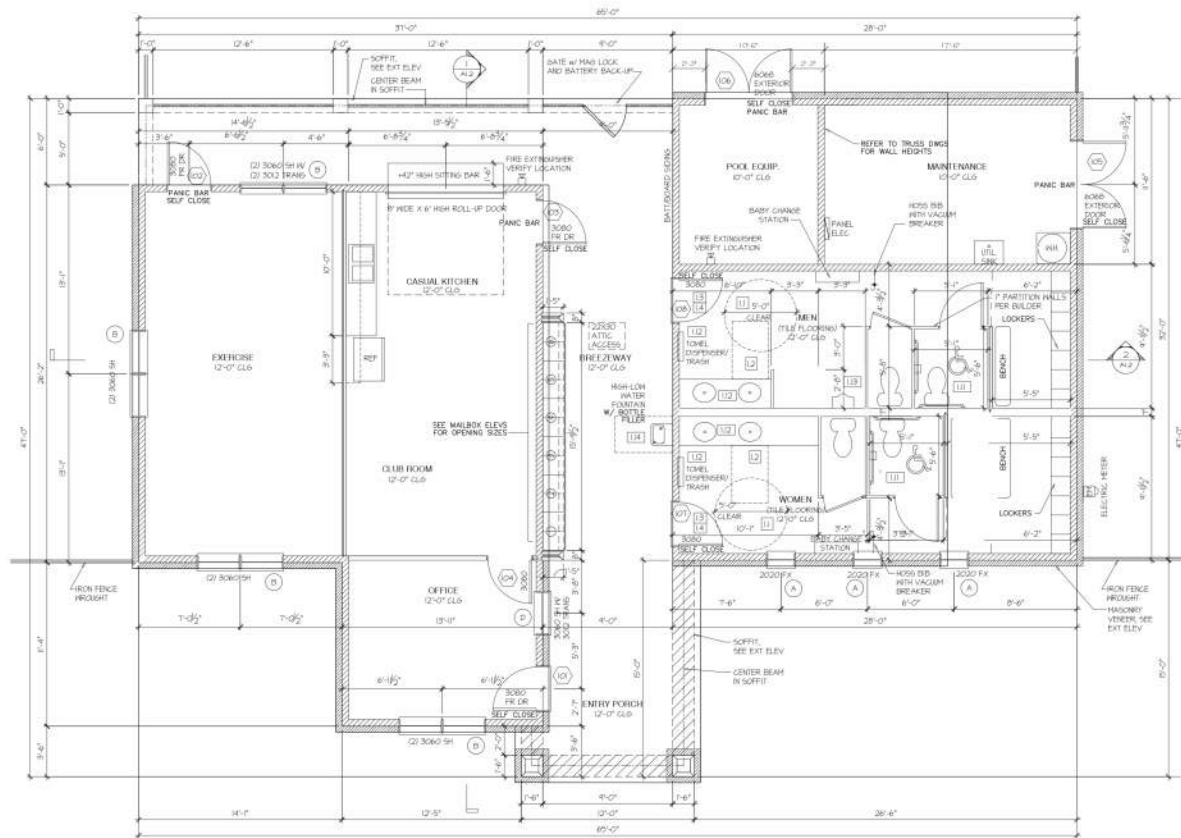
A5.7
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HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

CLUBHOUSE

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

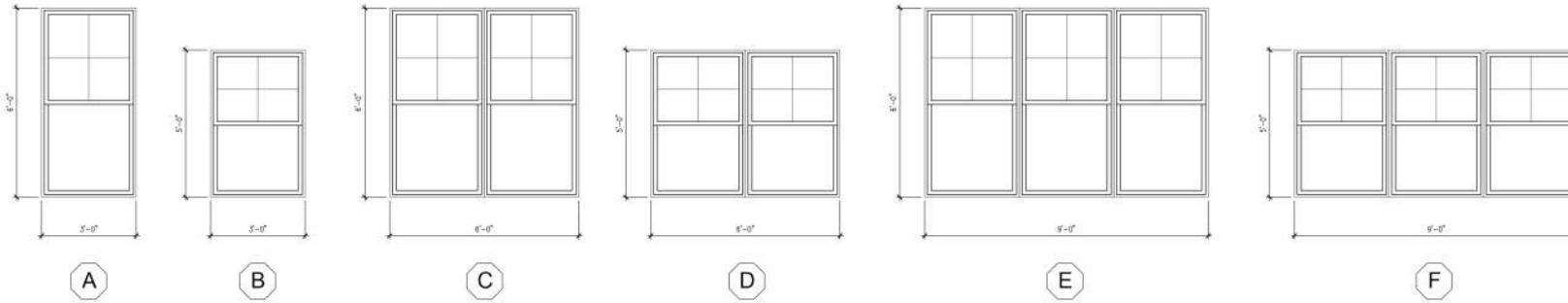
A6.1



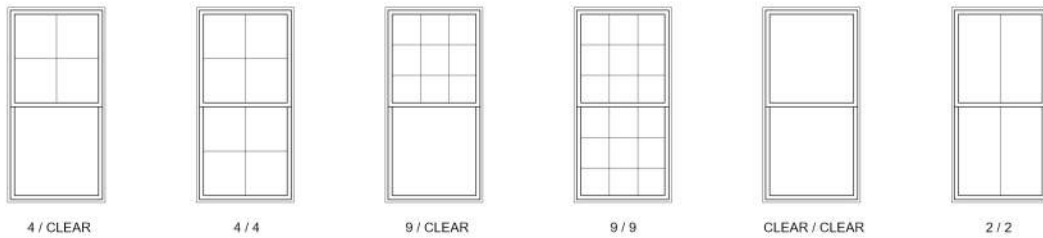
CLUBHOUSE FLOORPLAN
SCALE 1/8" = 1'-0"



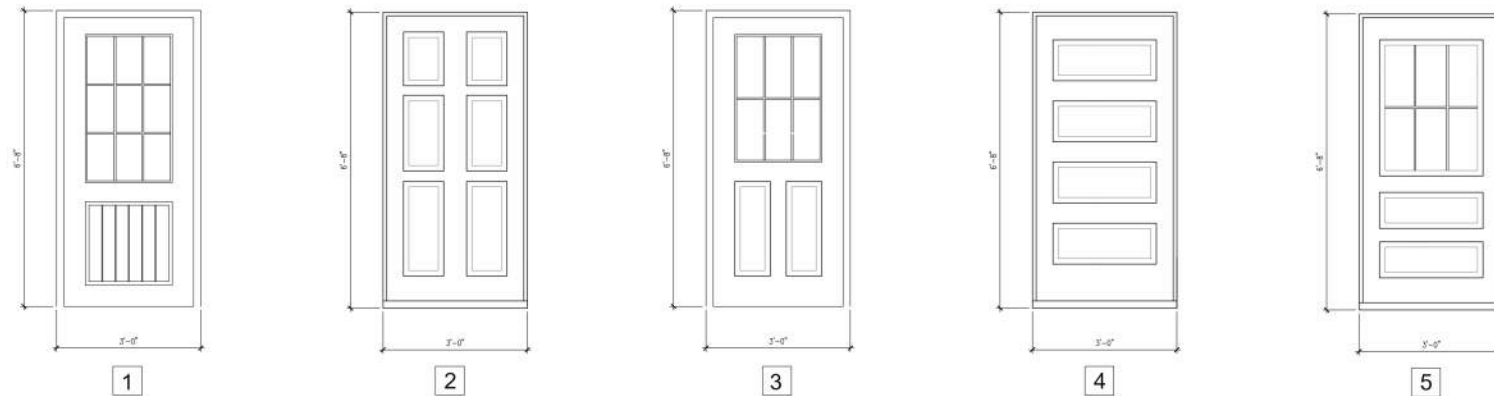
WINDOW SCHEDULE: (NO TWO ADJACENT UNITS TO HAVE THE SAME WINDOW RHYTHM OR GRID PATTERN)



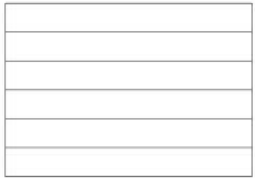
GRID PATTERNS:



FRONT DOOR SCHEDULE: (NO TWO ADJACENT UNITS TO HAVE THE SAME FRONT DOOR STYLE)



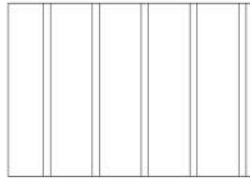
FACADE MATERIALS:



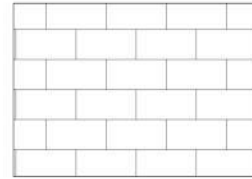
7.25" HARDIE CEDARMILL
LAP SIDING



12" HARDIE CEDARMILL
LAP SIDING



HARDIE BOARD & BATTEN



PAINTED BRICK



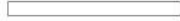
HORIZONTAL TRIM ELEMENTS:



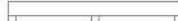
1"x8" HARDIE



1"x8" HARDIE
W/ CORBELS



1"x12" HARDIE



1"x12" HARDIE
W/ CORBELS



FRONT COLUMNS:



8"x8" HARDIE WRAPPED



8"x8" WHITE PINE



HARDIE COLUMN
W/ BRICK BASE



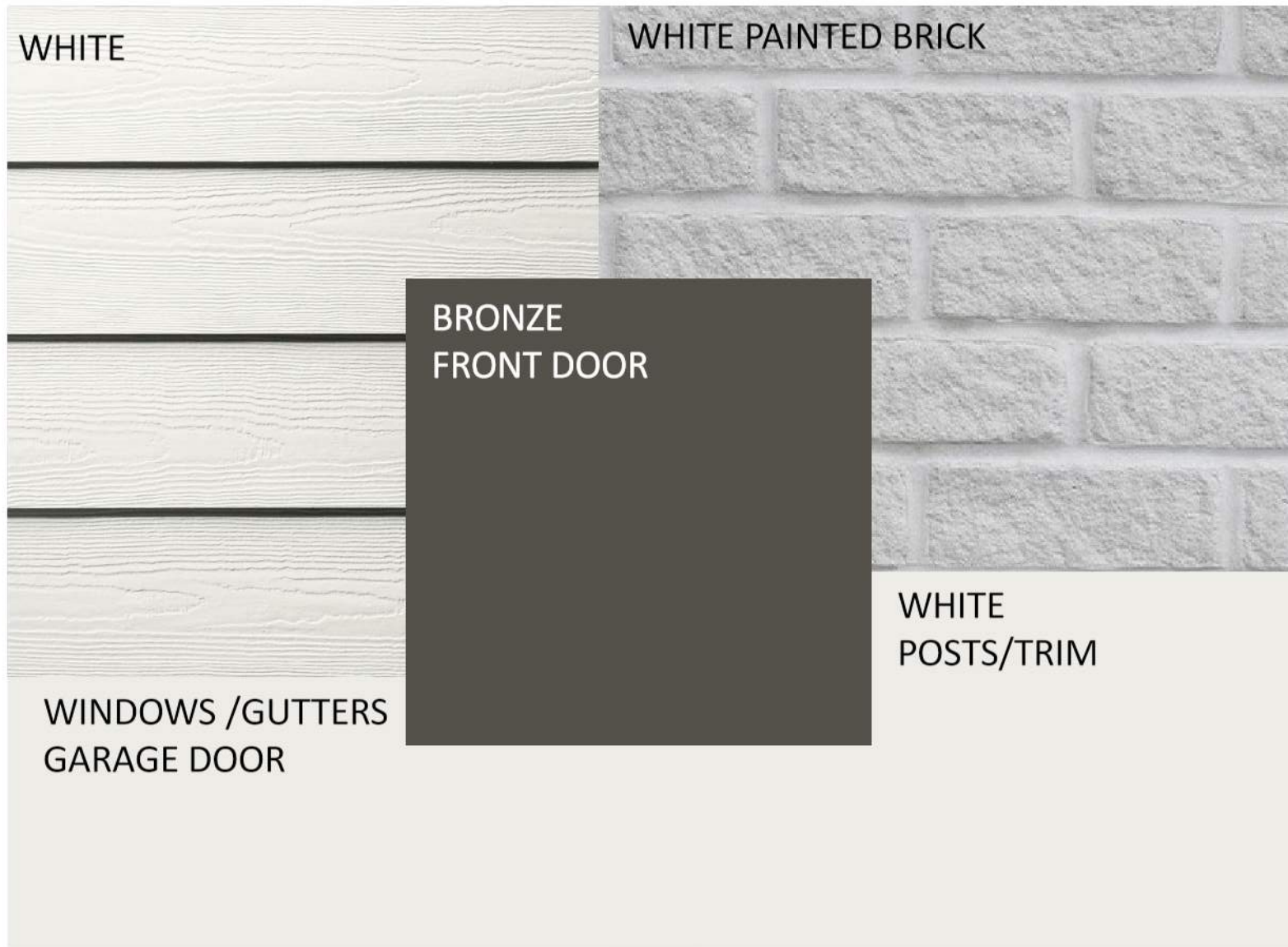
TAPERED COLUMN
W/ BRICK BASE



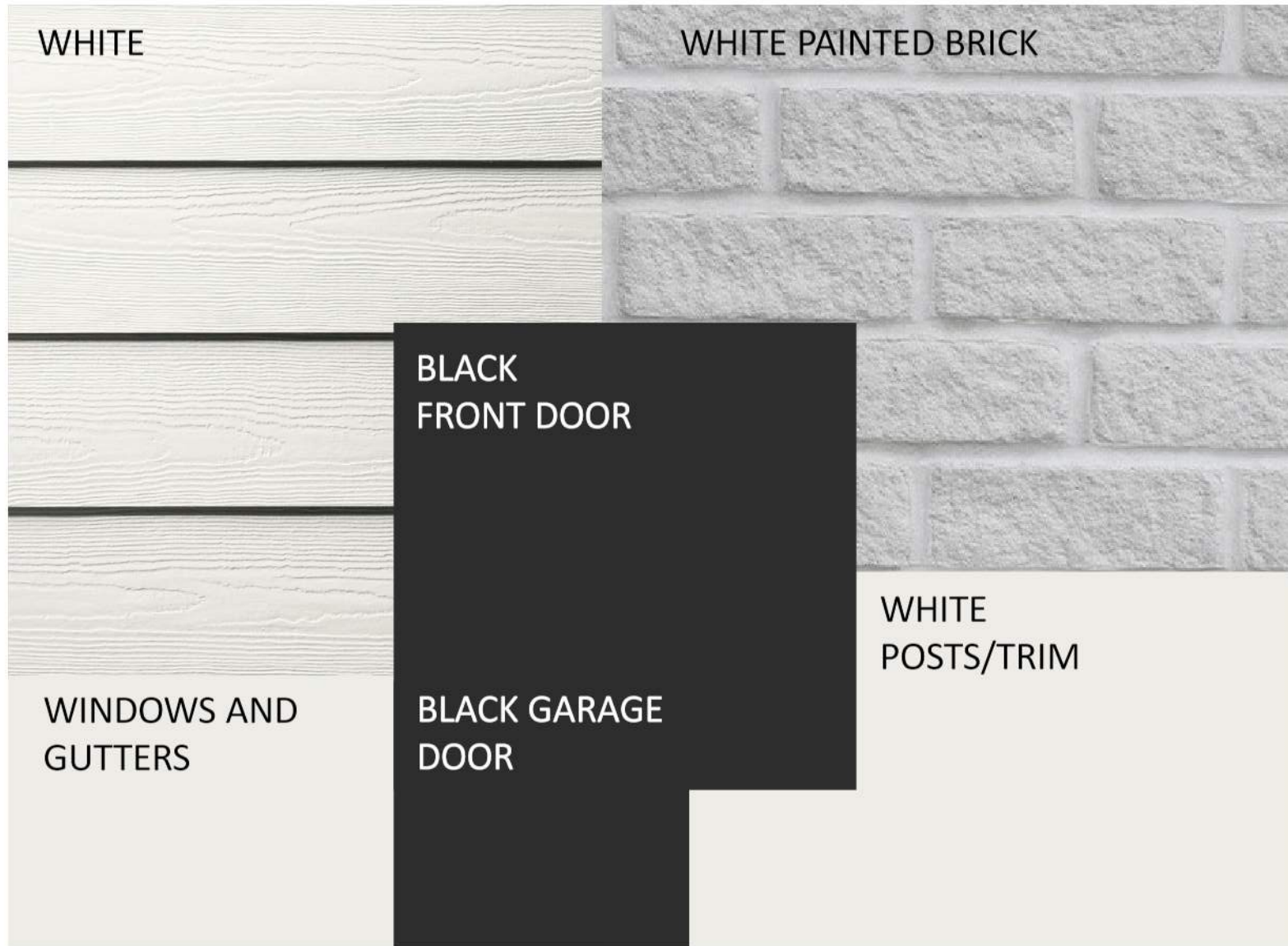
Columbia, TN - Elevations & Exterior Color Schemes

PLAN 1

SCHEME 1



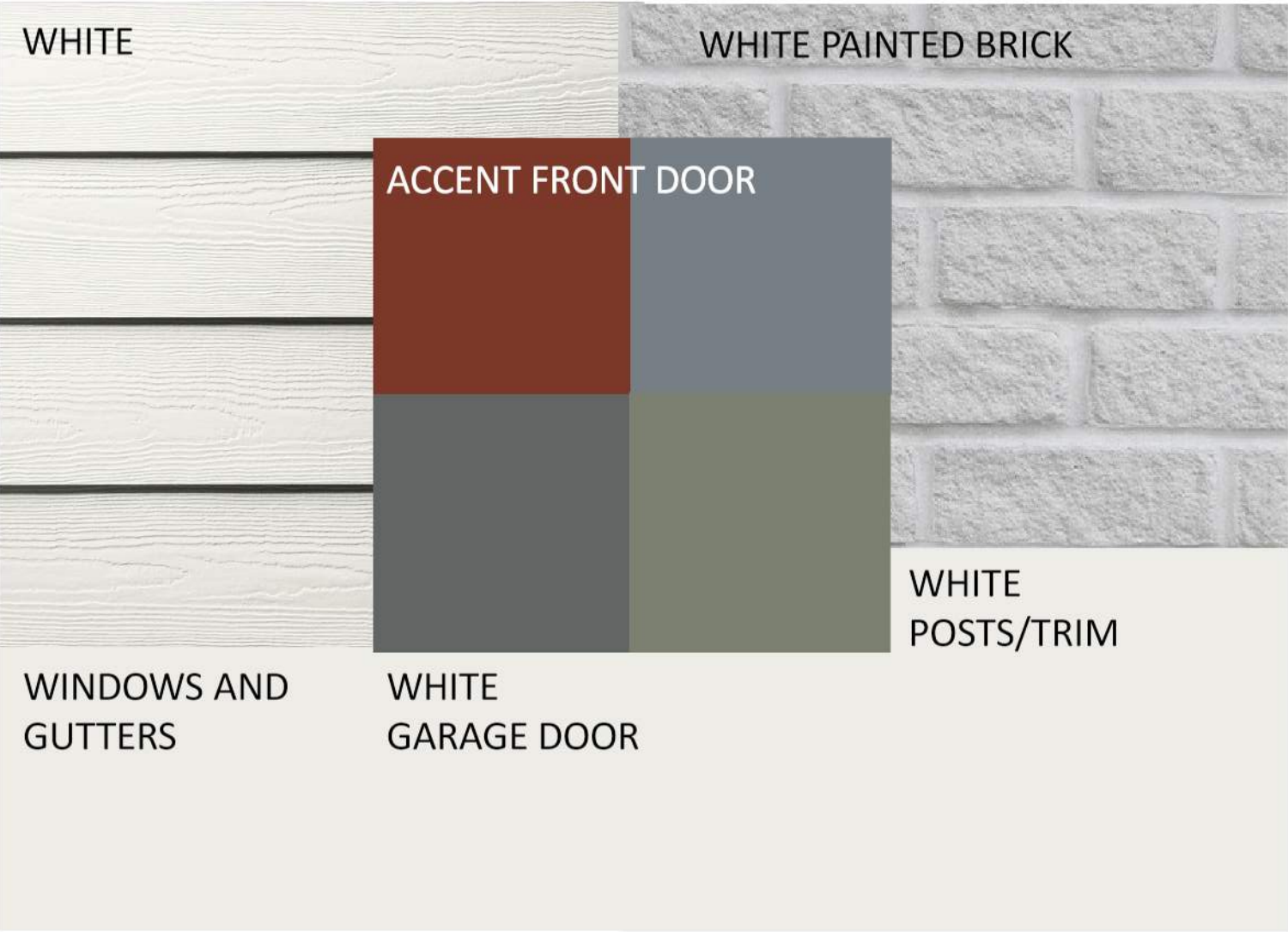
SCHEME 2



SCHEME 3

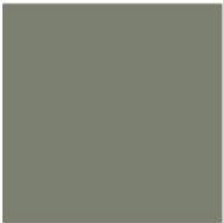
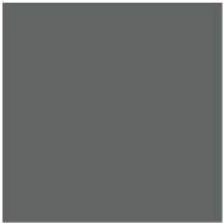
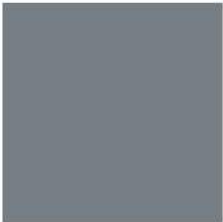


SCHEME 4

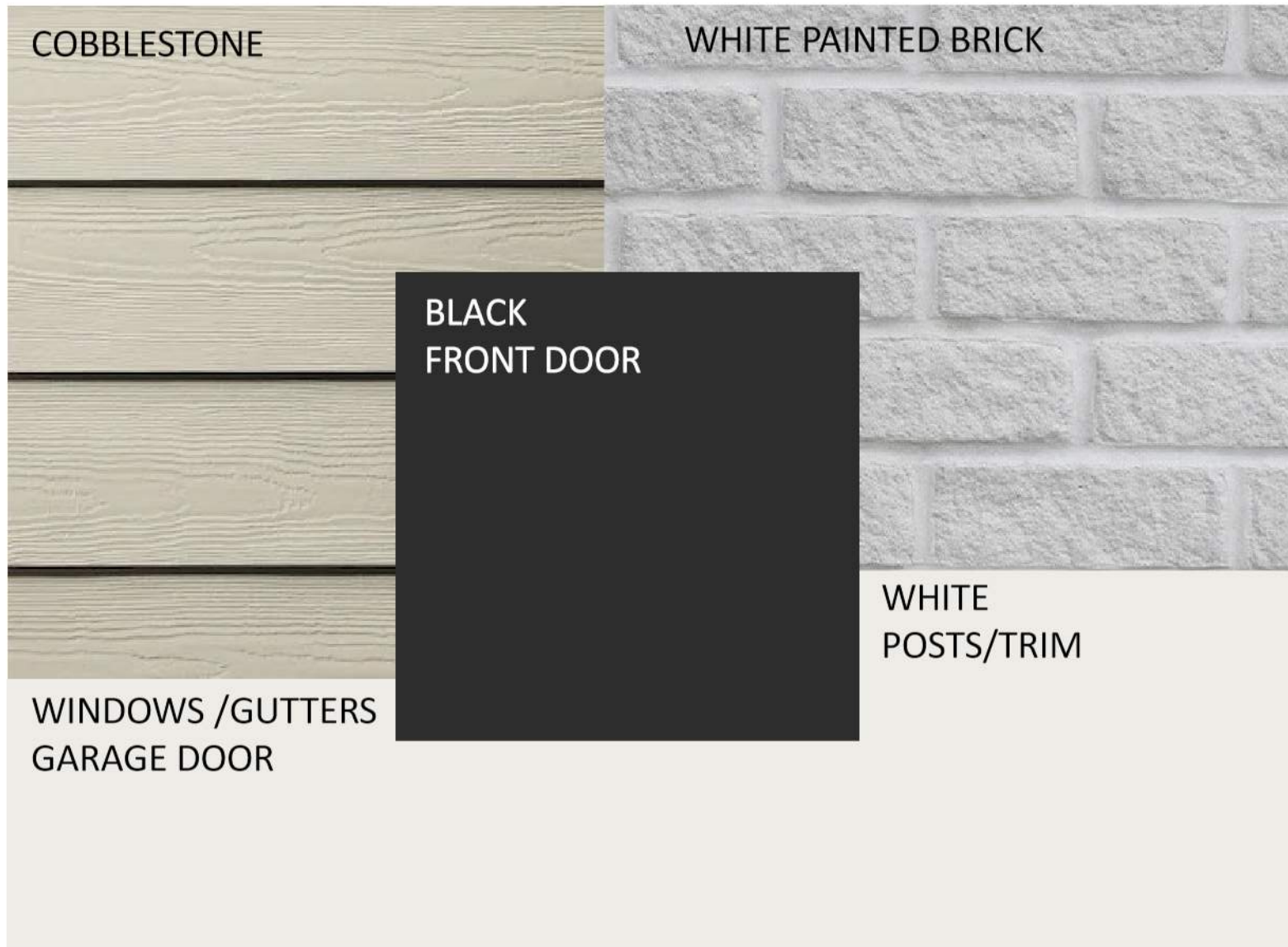


ACCENT DOOR OPTIONS

- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME

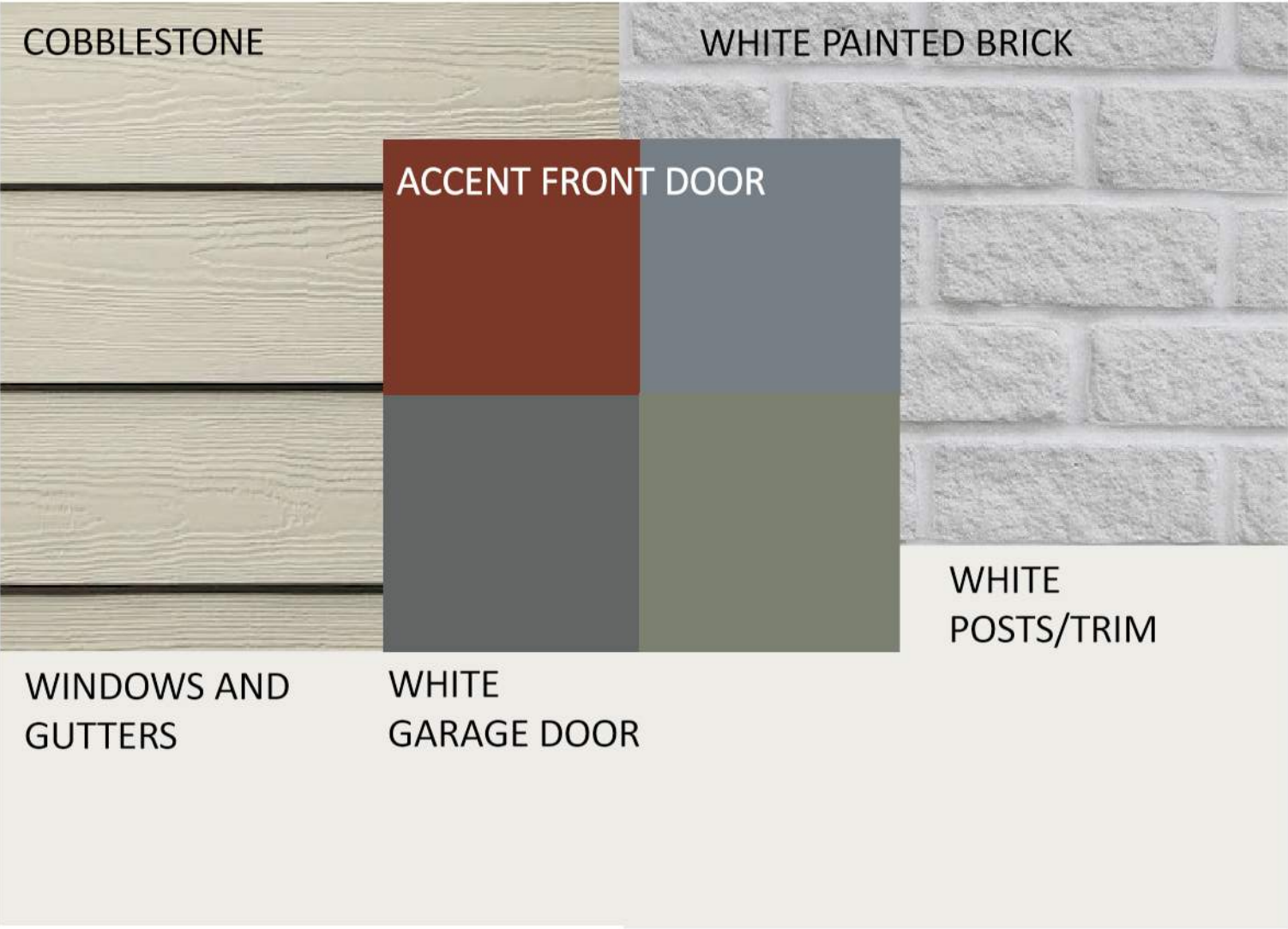


SCHEME 5



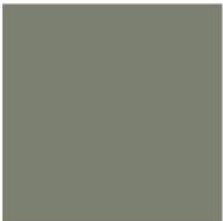
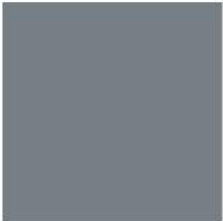
*Exterior color package may not be available depending on selections for neighboring lots

SCHEME 6



ACCENT DOOR OPTIONS

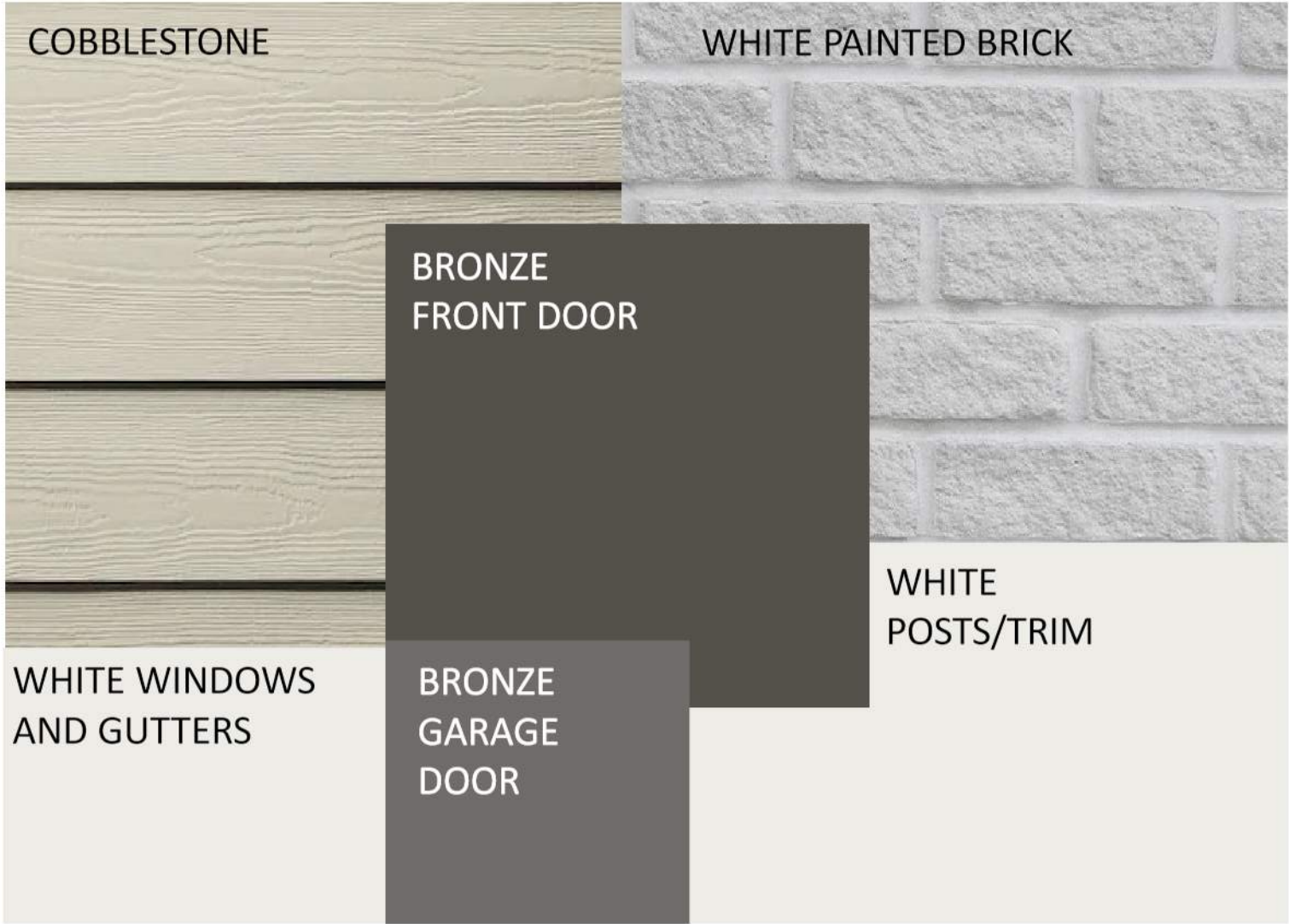
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 7



SCHEME 8



ACCENT FRONT DOOR
• SW DRIED THYME



SCHEME 9

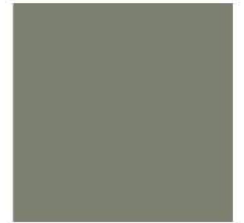


SCHEME 10

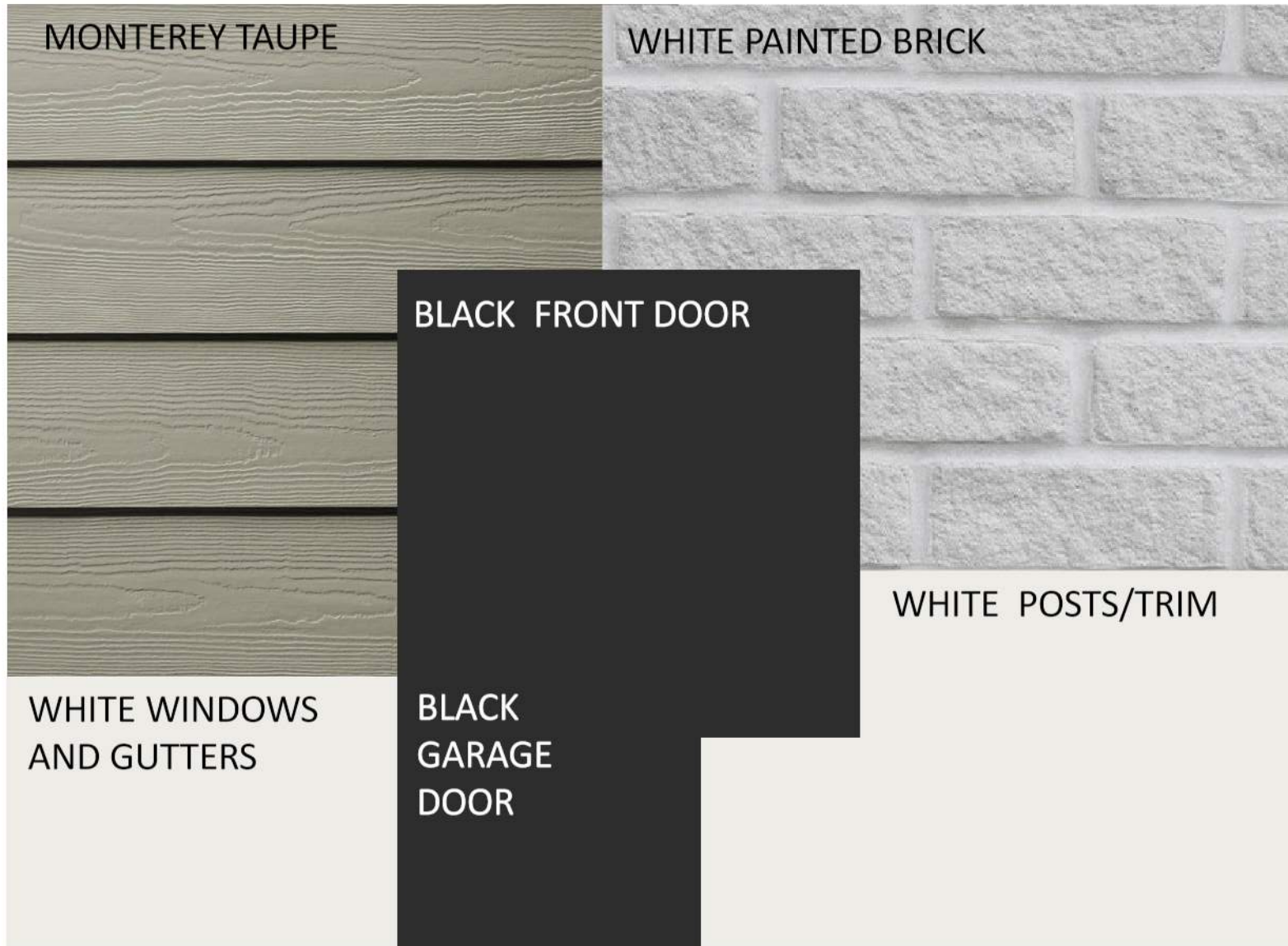


ACCENT DOOR OPTIONS

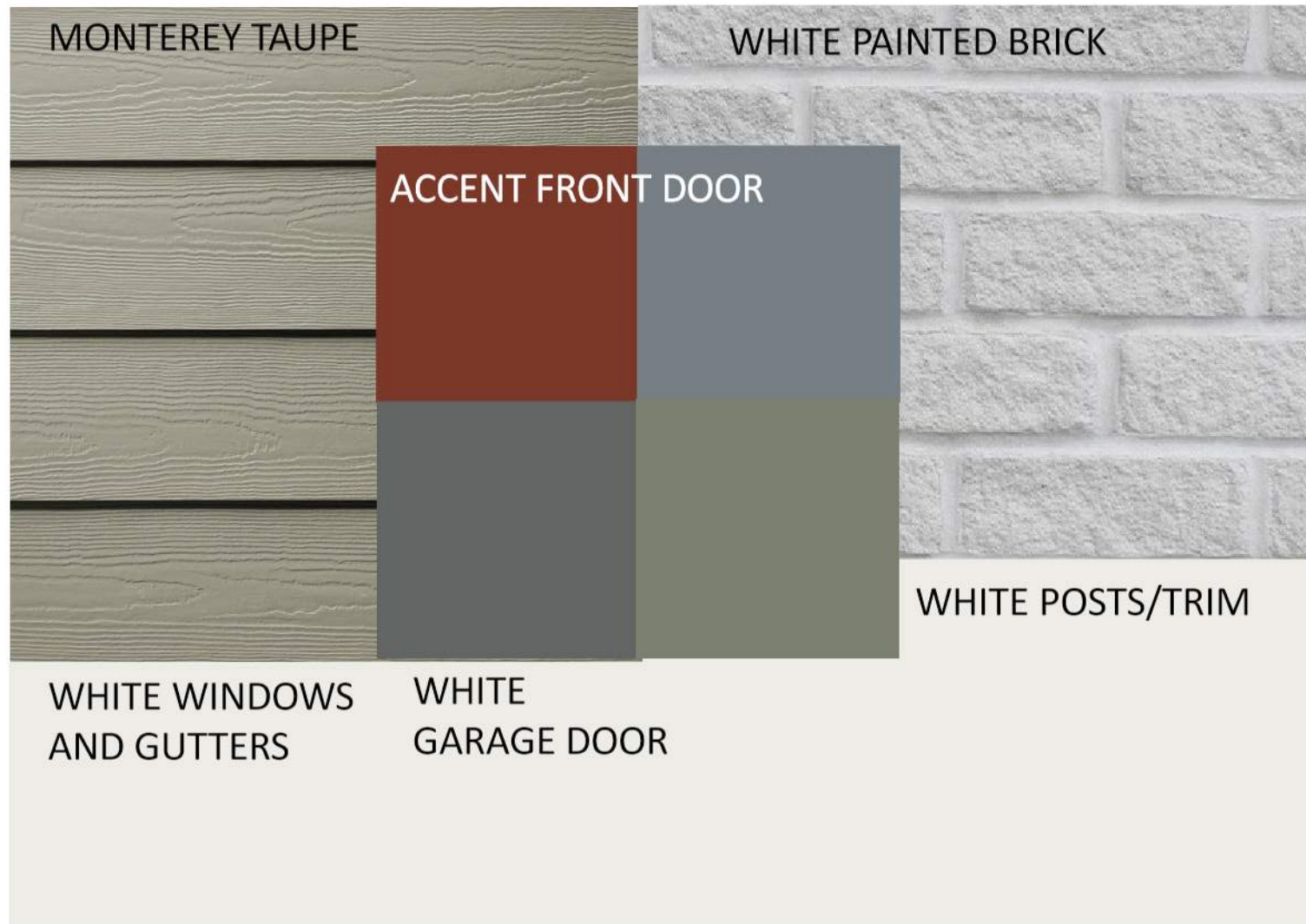
- SW DRIED THYME



SCHEME 11

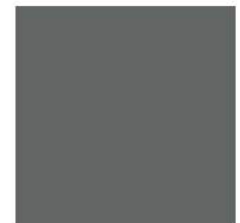
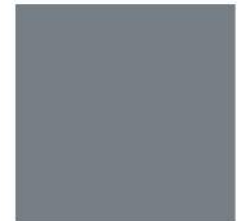


SCHEME 12

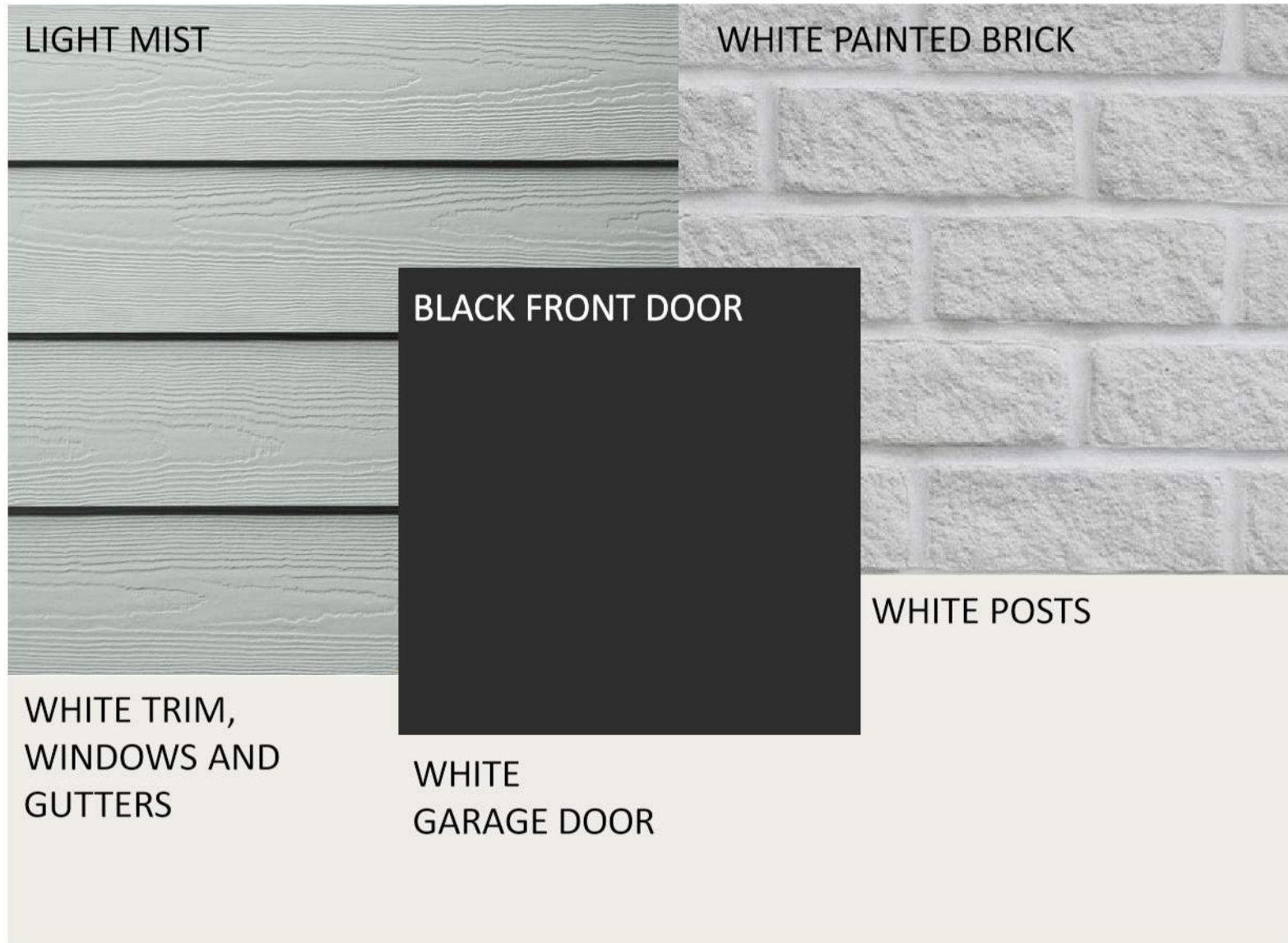


ACCENT DOOR OPTIONS

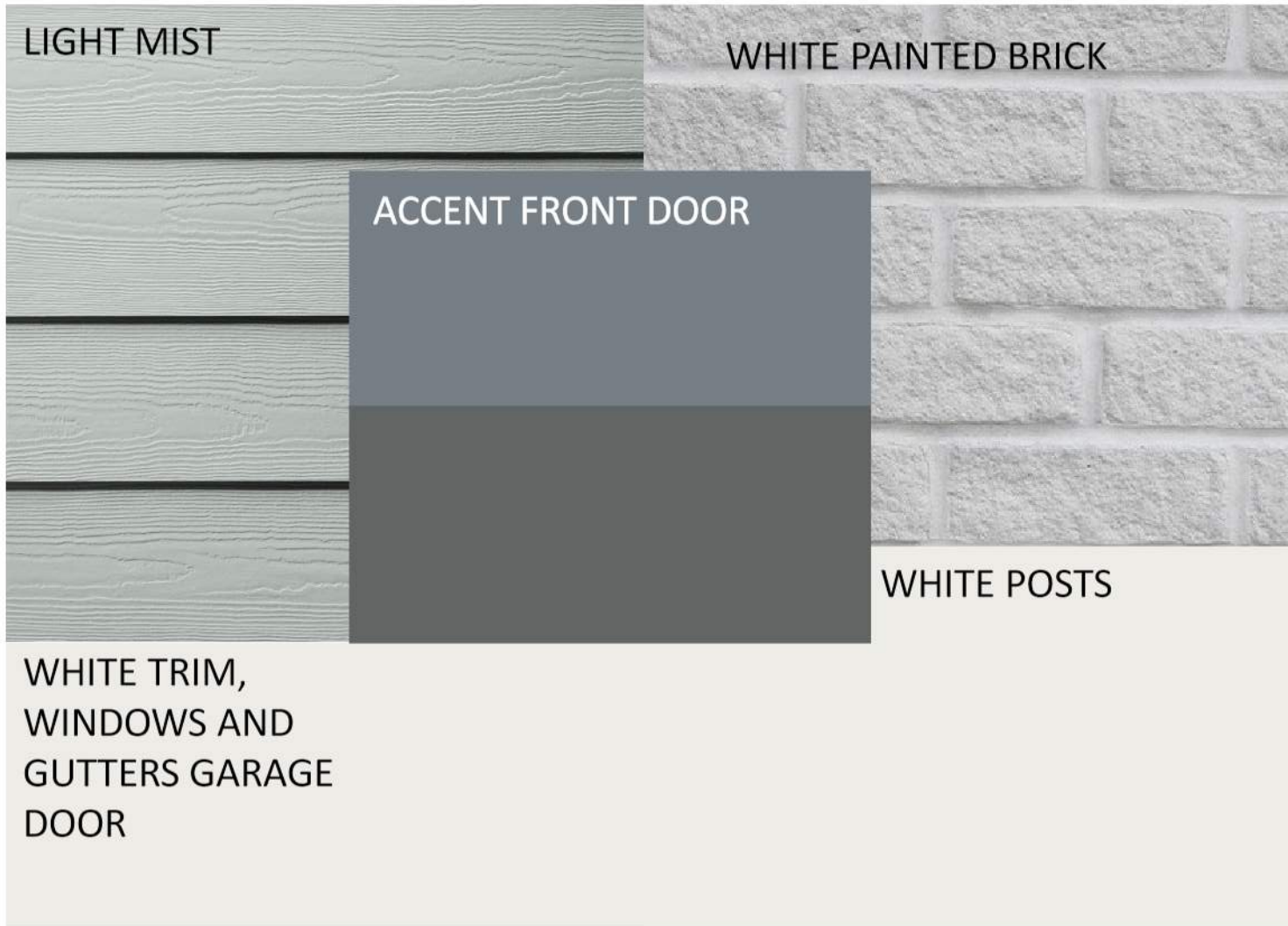
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13



SCHEME 14

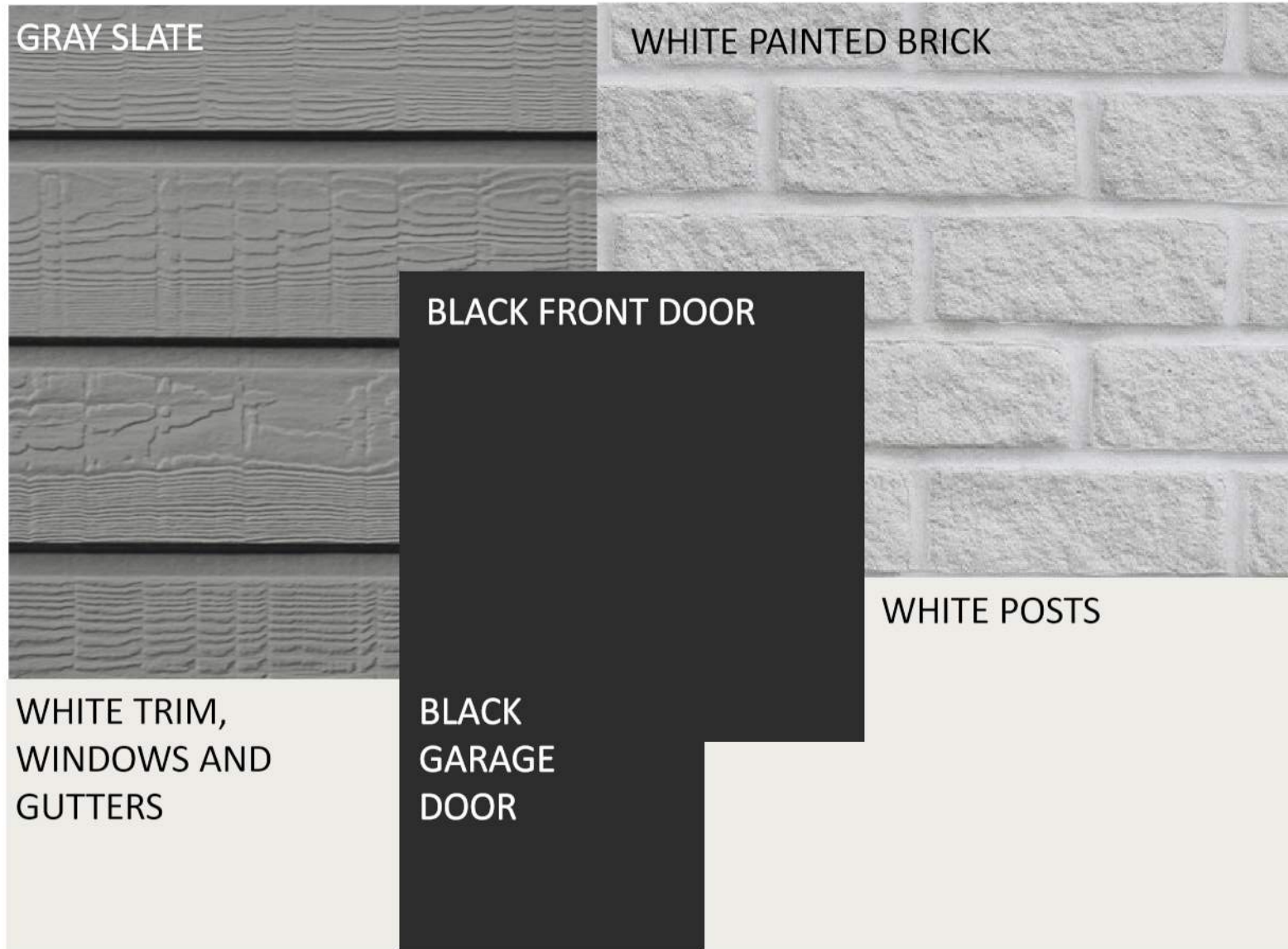


ACCENT DOOR OPTIONS

- SW DOWNING SLATE
- SW ROYCROFT PEWTER



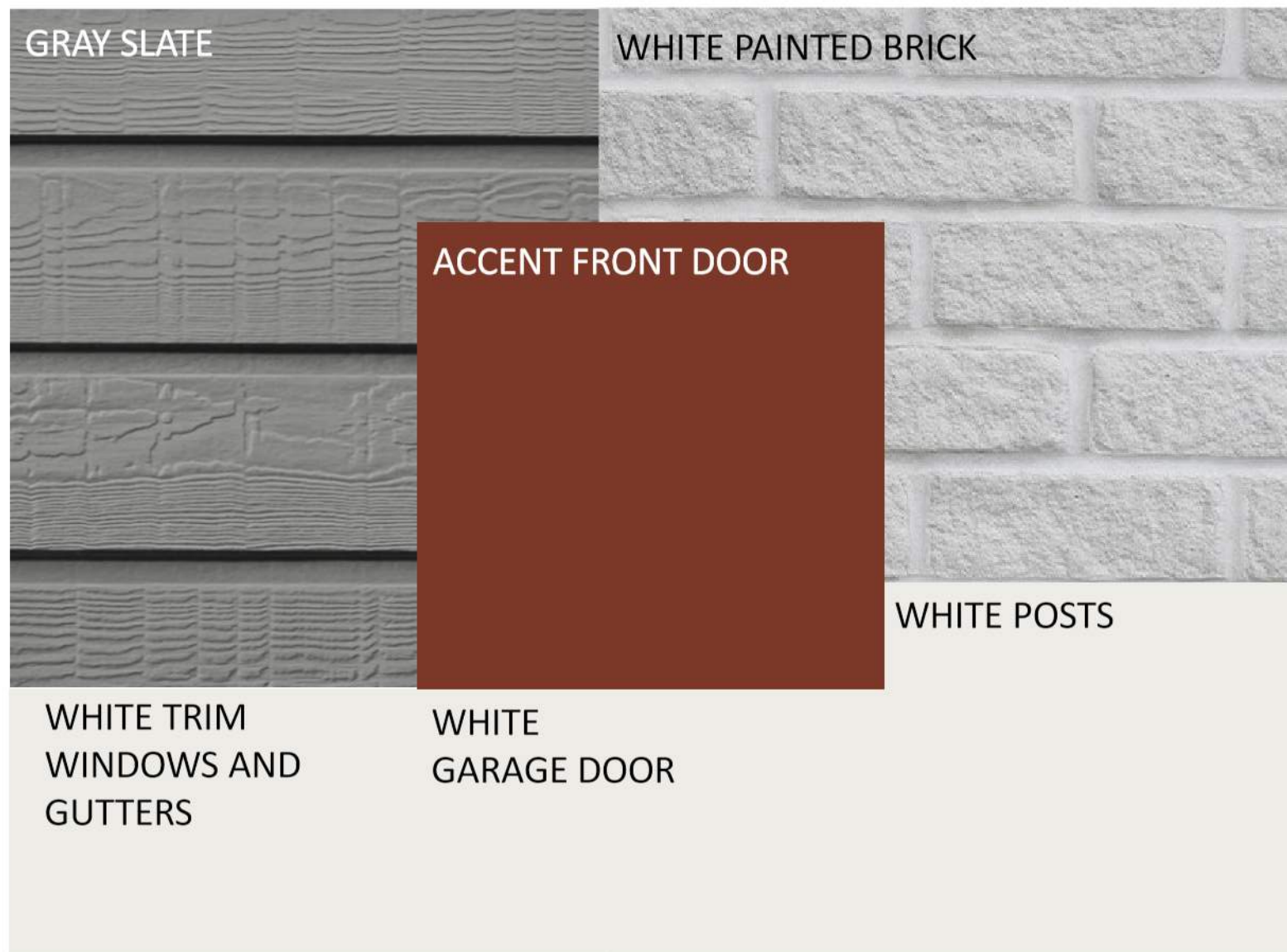
SCHEME 15



SCHEME 16



SCHEME 17



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



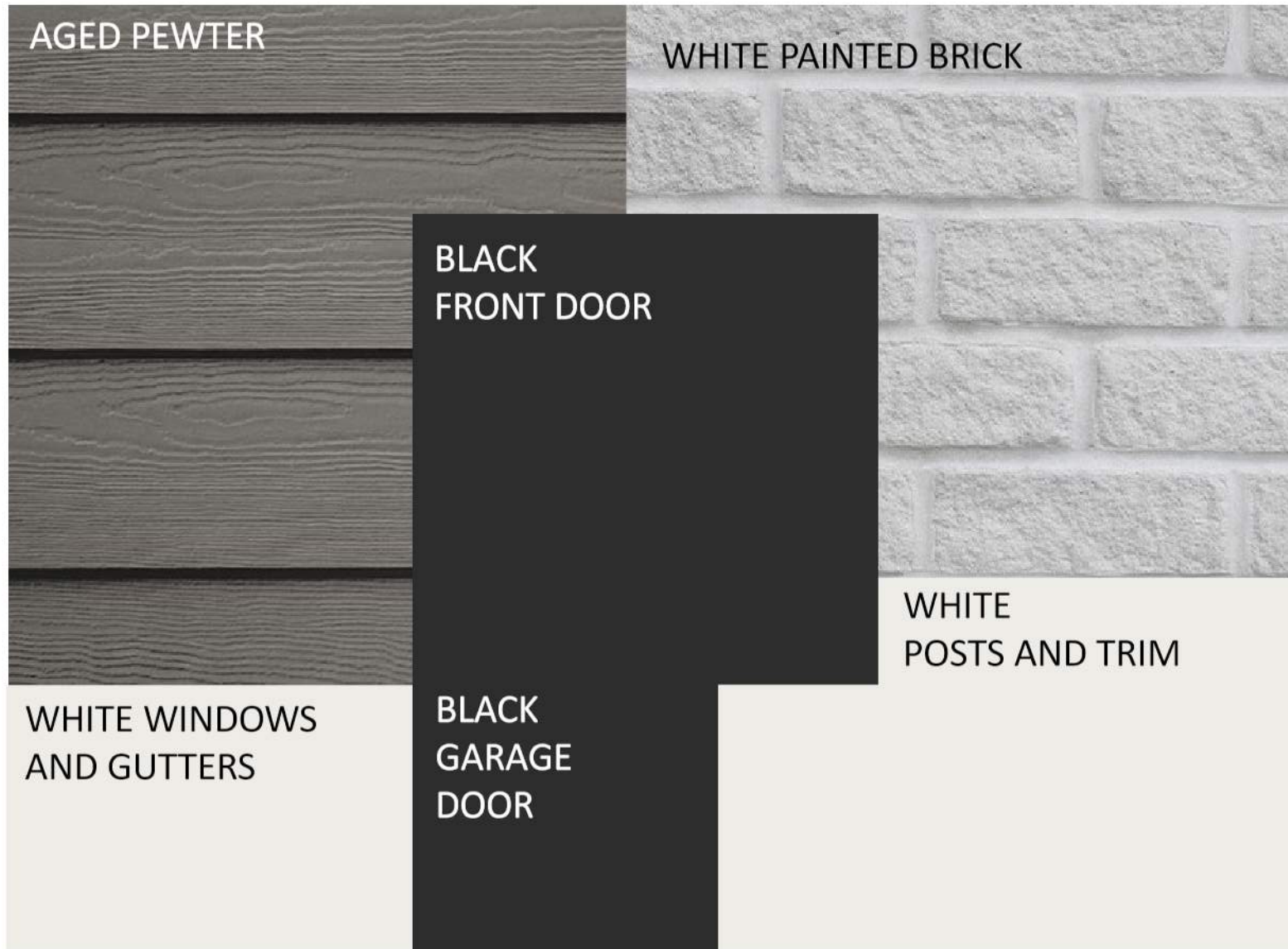
SCHEME 18



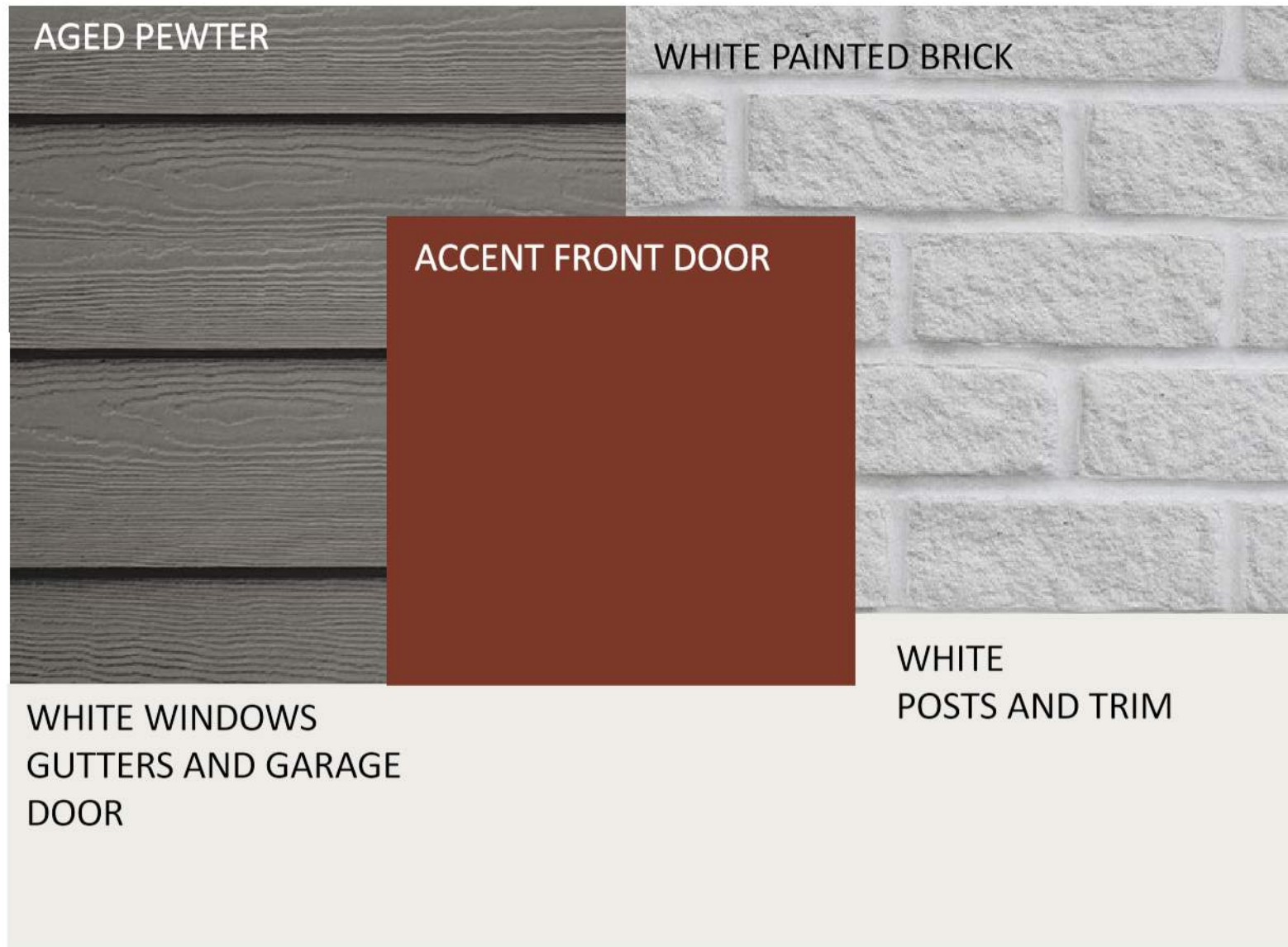
SCHEME 19



SCHEME 20



SCHEME 21



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 22

TIMBER BARK

WHITE PAINTED BRICK

SW PURE WHITE
FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

SCHEME 23



SCHEME 24



SCHEME 25



SCHEME 26

HEATHERED MOSS

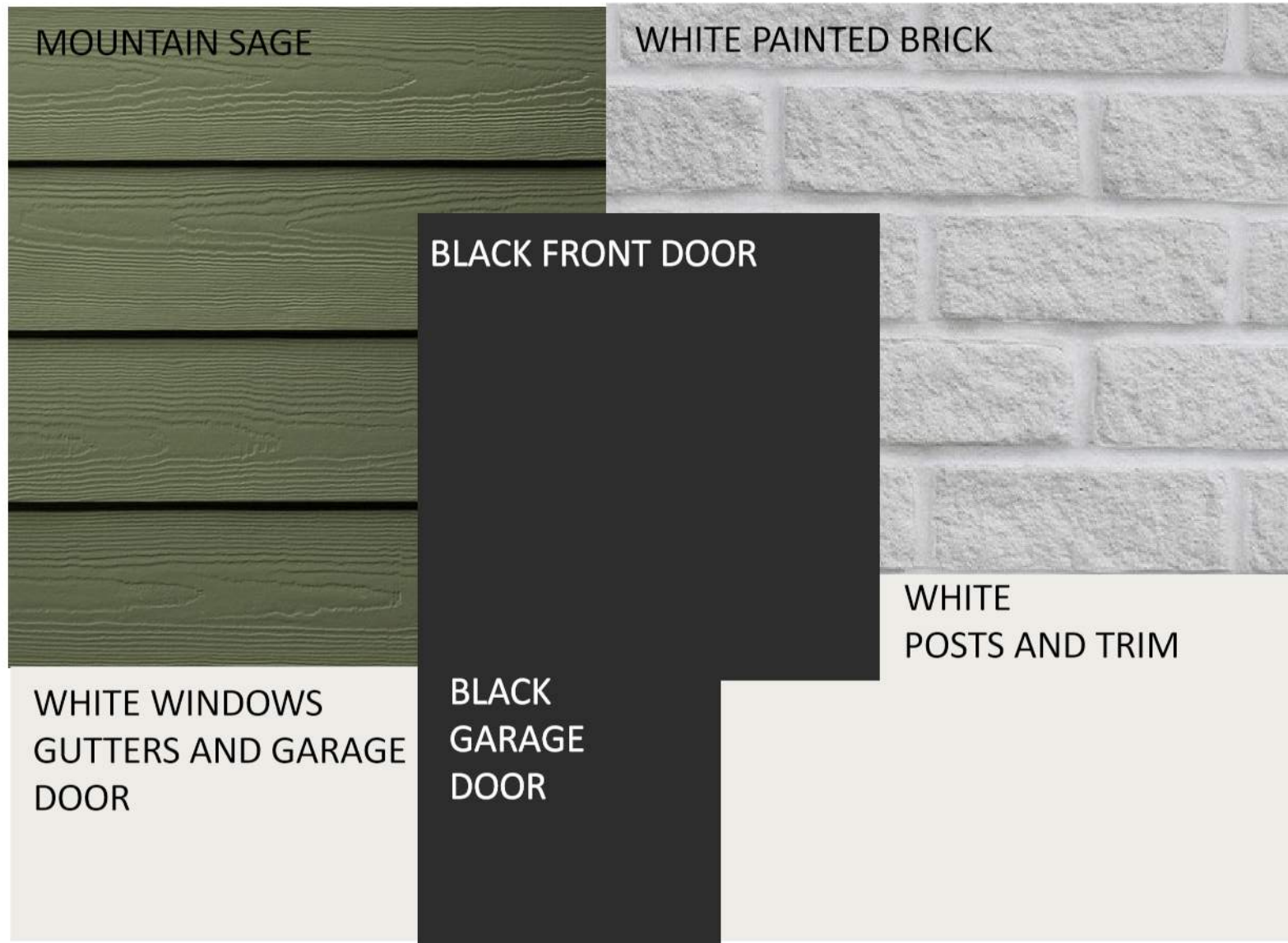
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

SCHEME 27



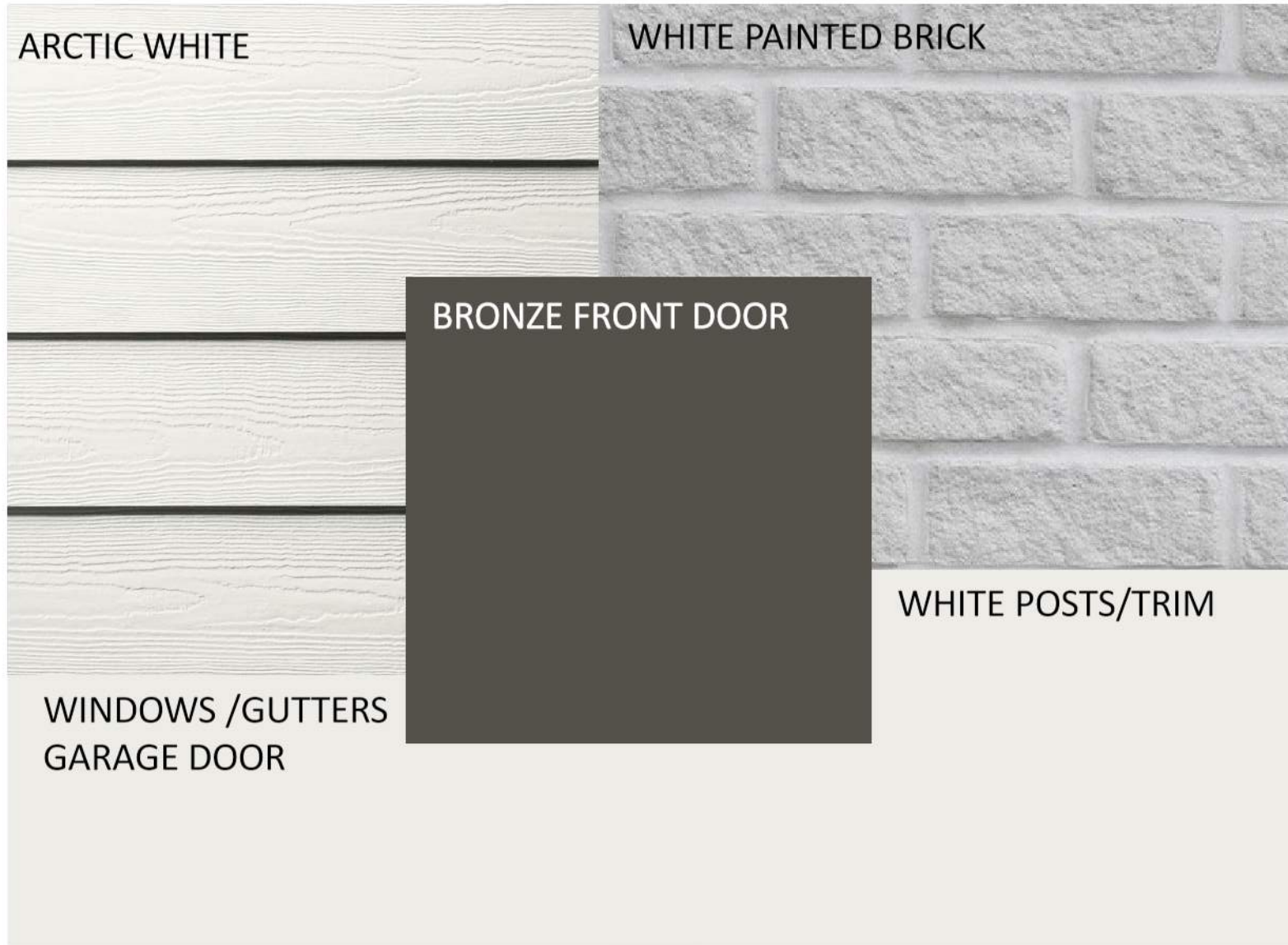
SCHEME 28



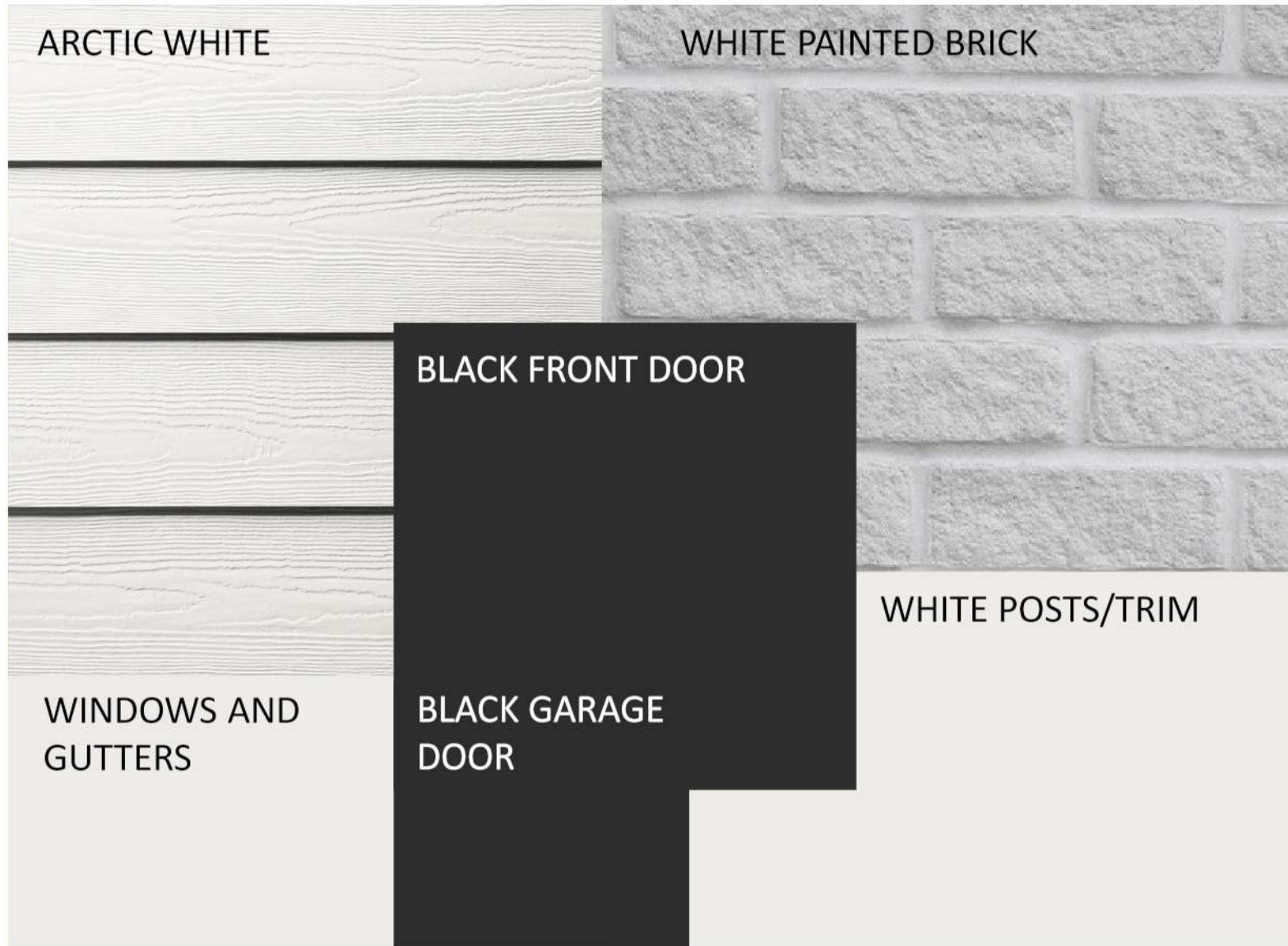
PLAN 2

(Formerly 2B)

SCHEME 1



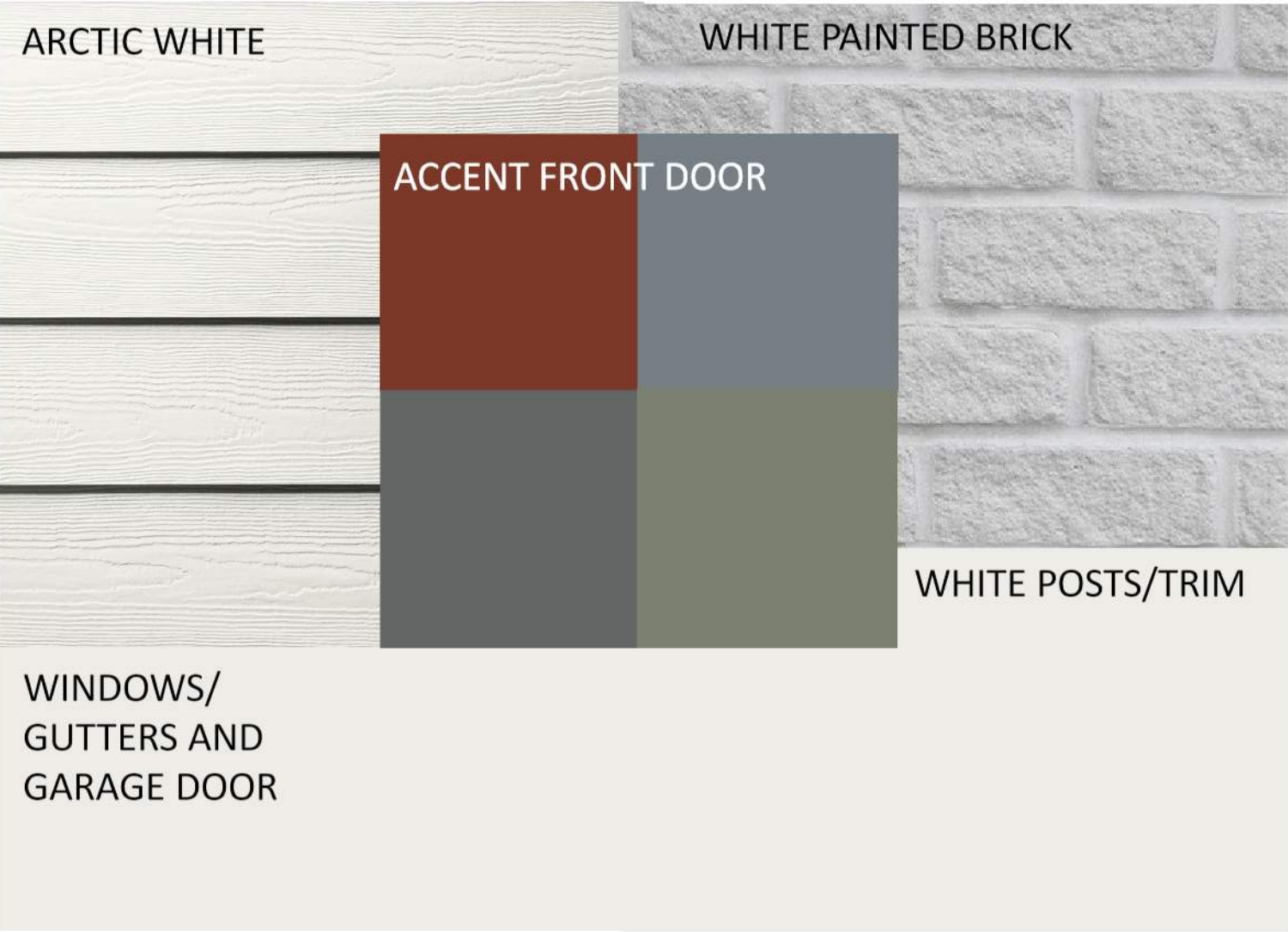
SCHEME 2



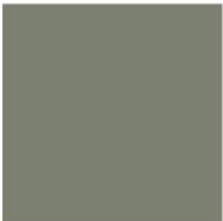
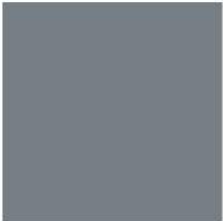
SCHEME 3



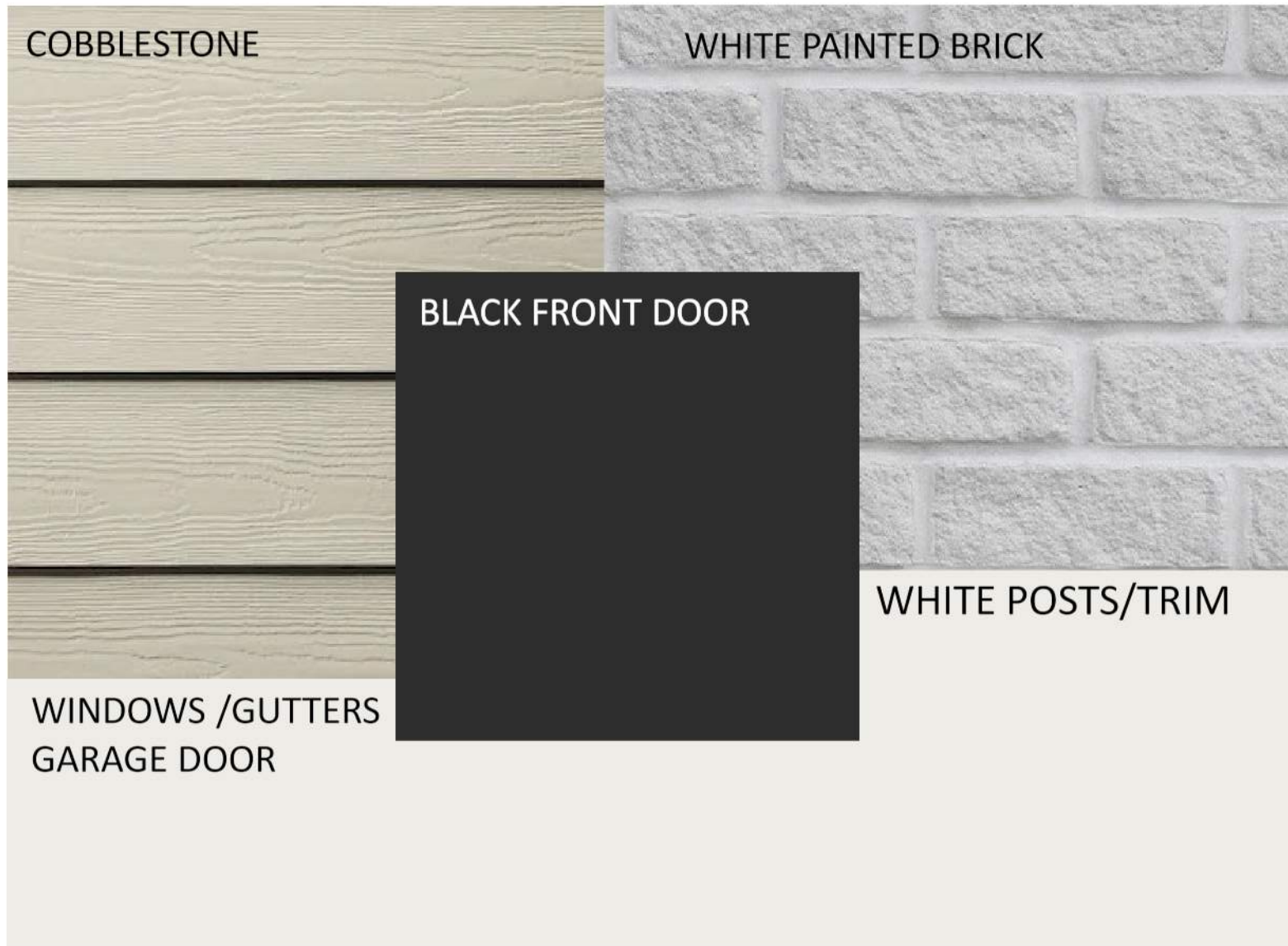
SCHEME 4



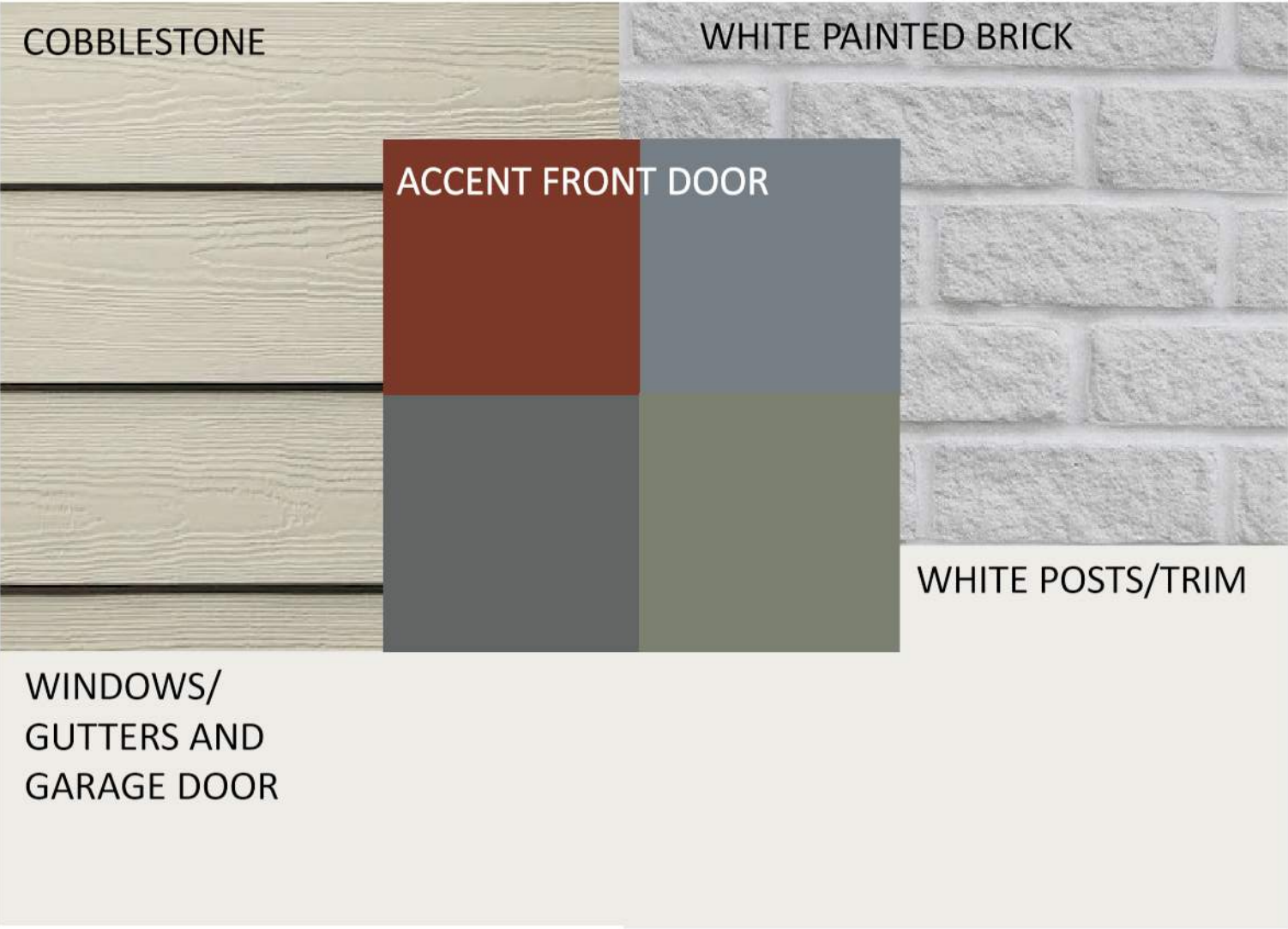
- ACCENT DOOR OPTIONS
- SW ROYCROFT COPPER RED
 - SW DOWNING SLATE
 - SW ROYCROFT PEWTER
 - SW DRIED THYME



SCHEME 5

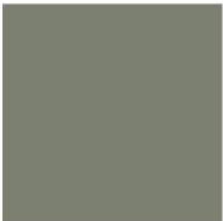
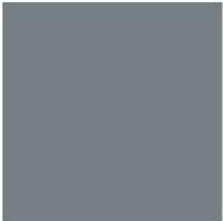


SCHEME 6



ACCENT DOOR OPTIONS

- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 7



SCHEME 8

COBBLESTONE

WHITE PAINTED BRICK

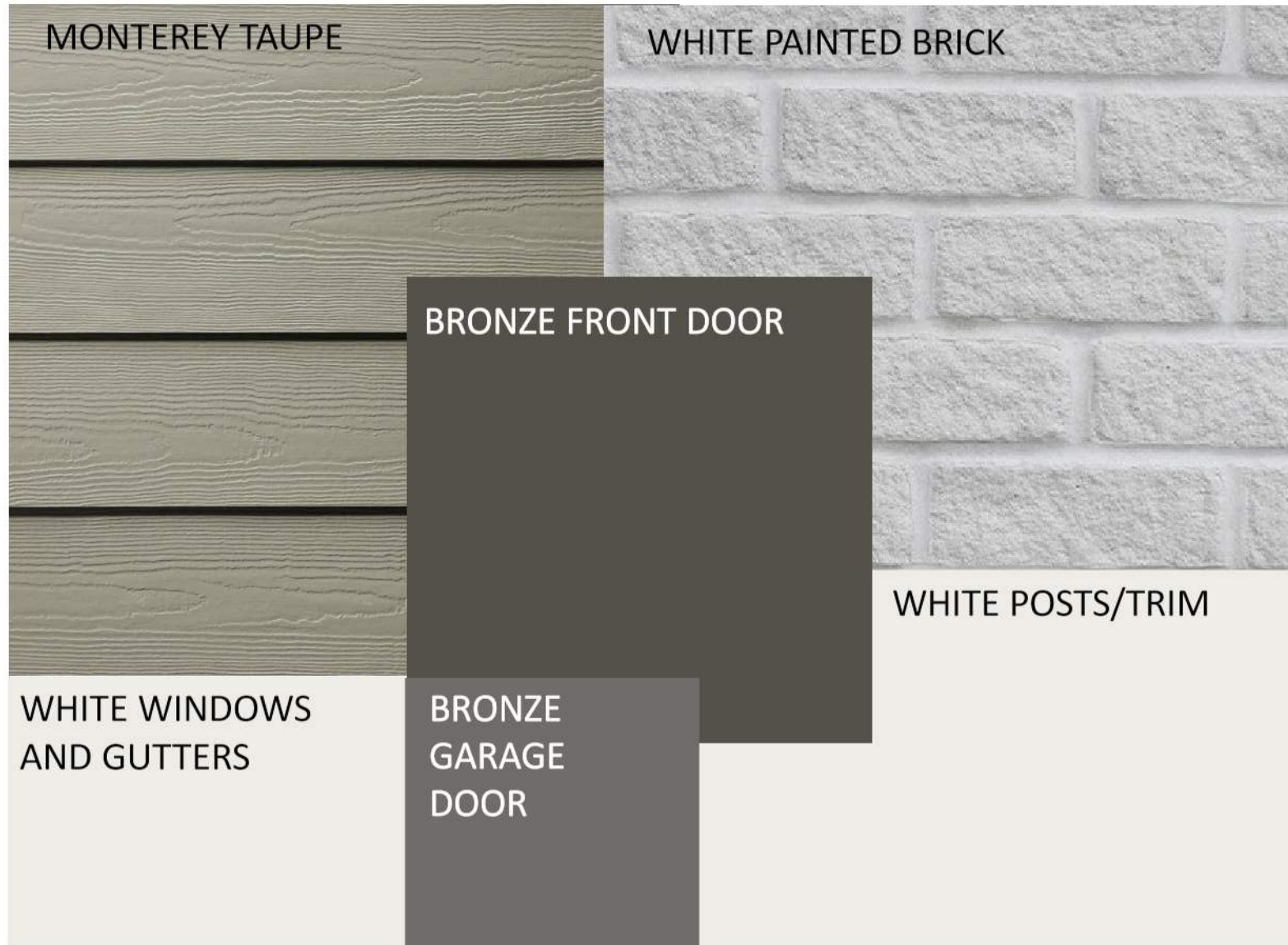
SW DRIED THYME FRONT
DOOR

WHITE POSTS/TRIM

WHITE WINDOWS
AND GUTTERS

BRONZE
GARAGE
DOOR

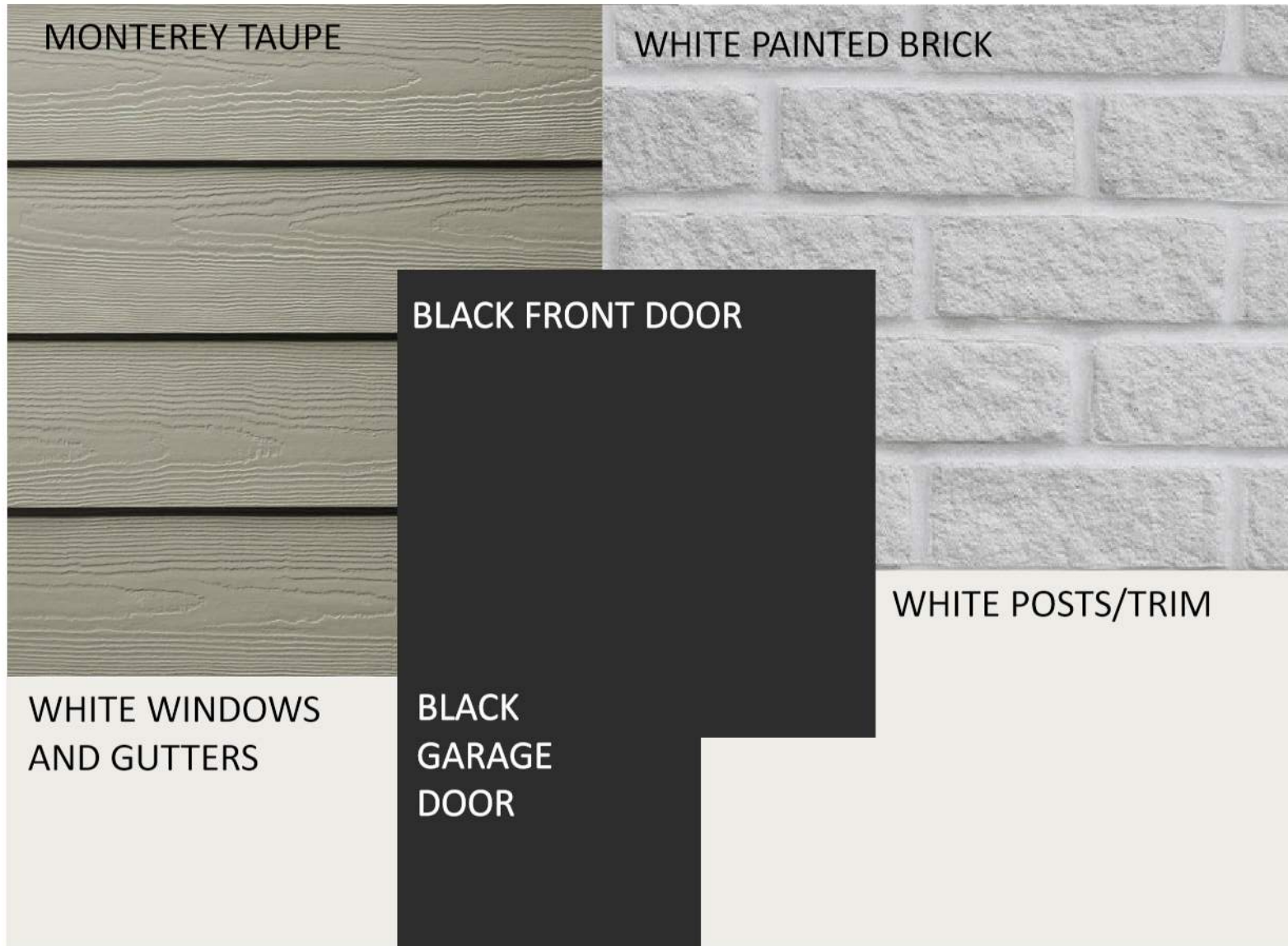
SCHEME 9



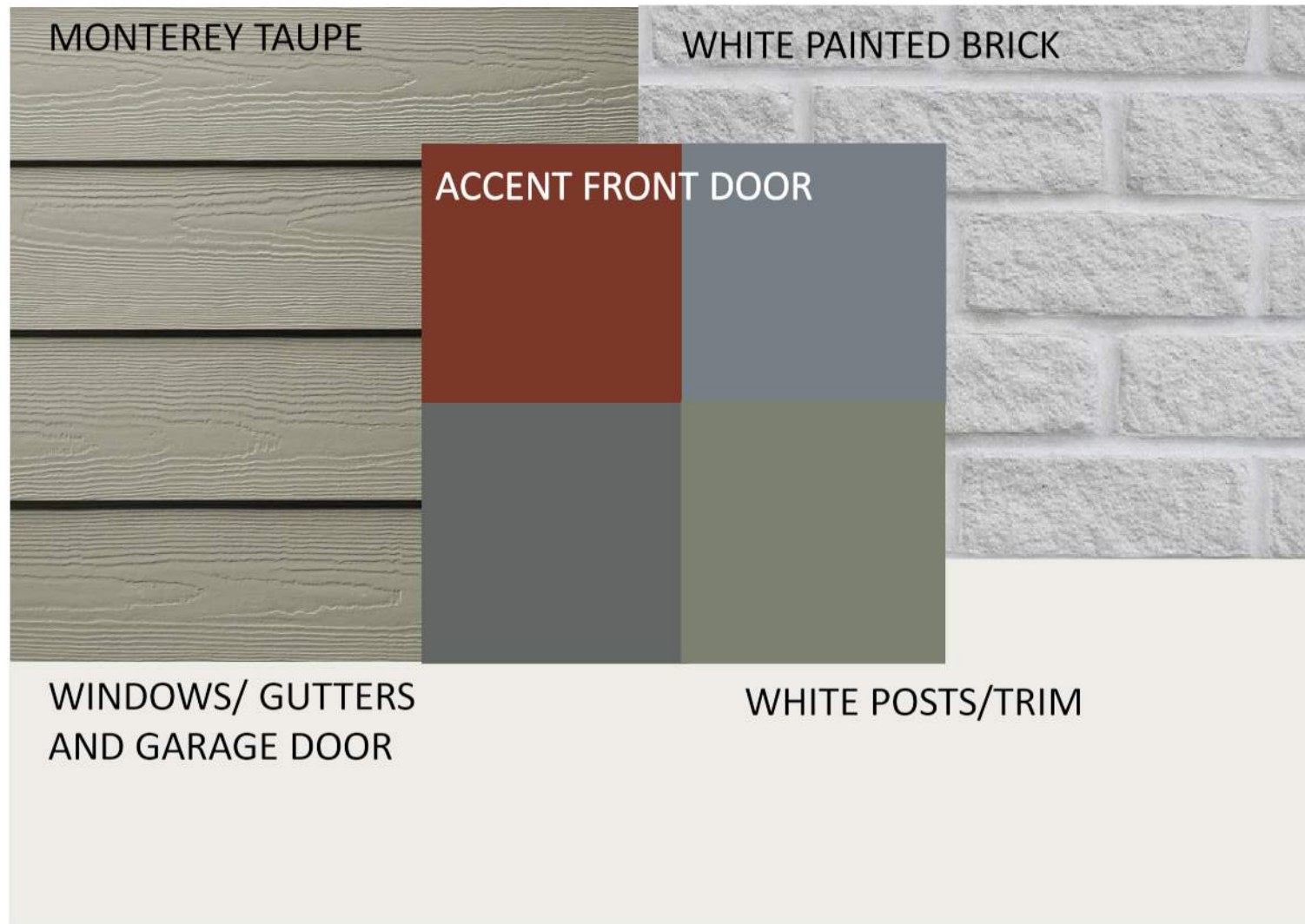
SCHEME 10



SCHEME 11

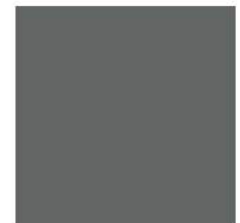
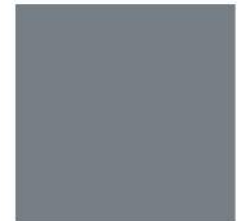


SCHEME 12

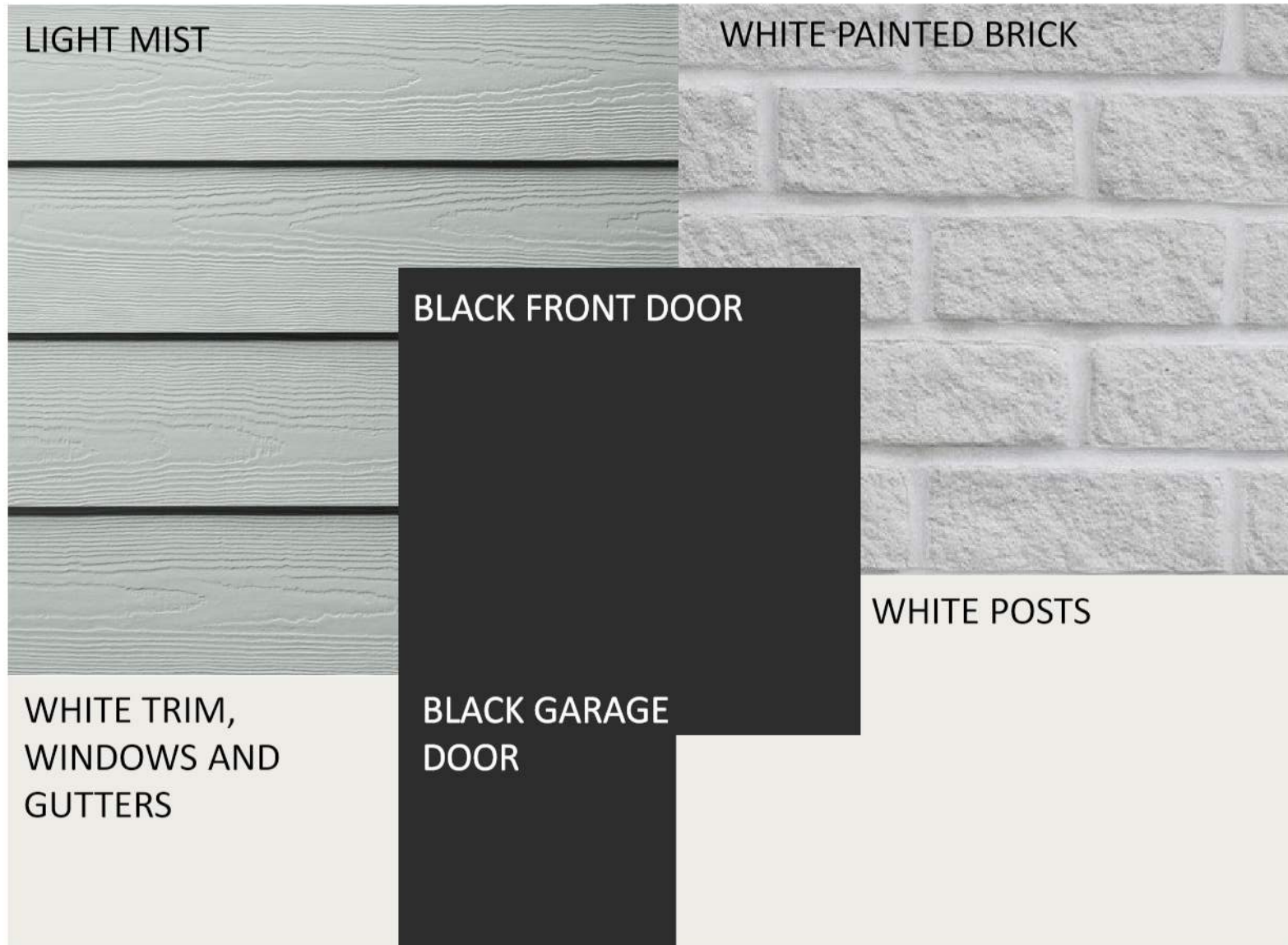


ACCENT DOOR OPTIONS

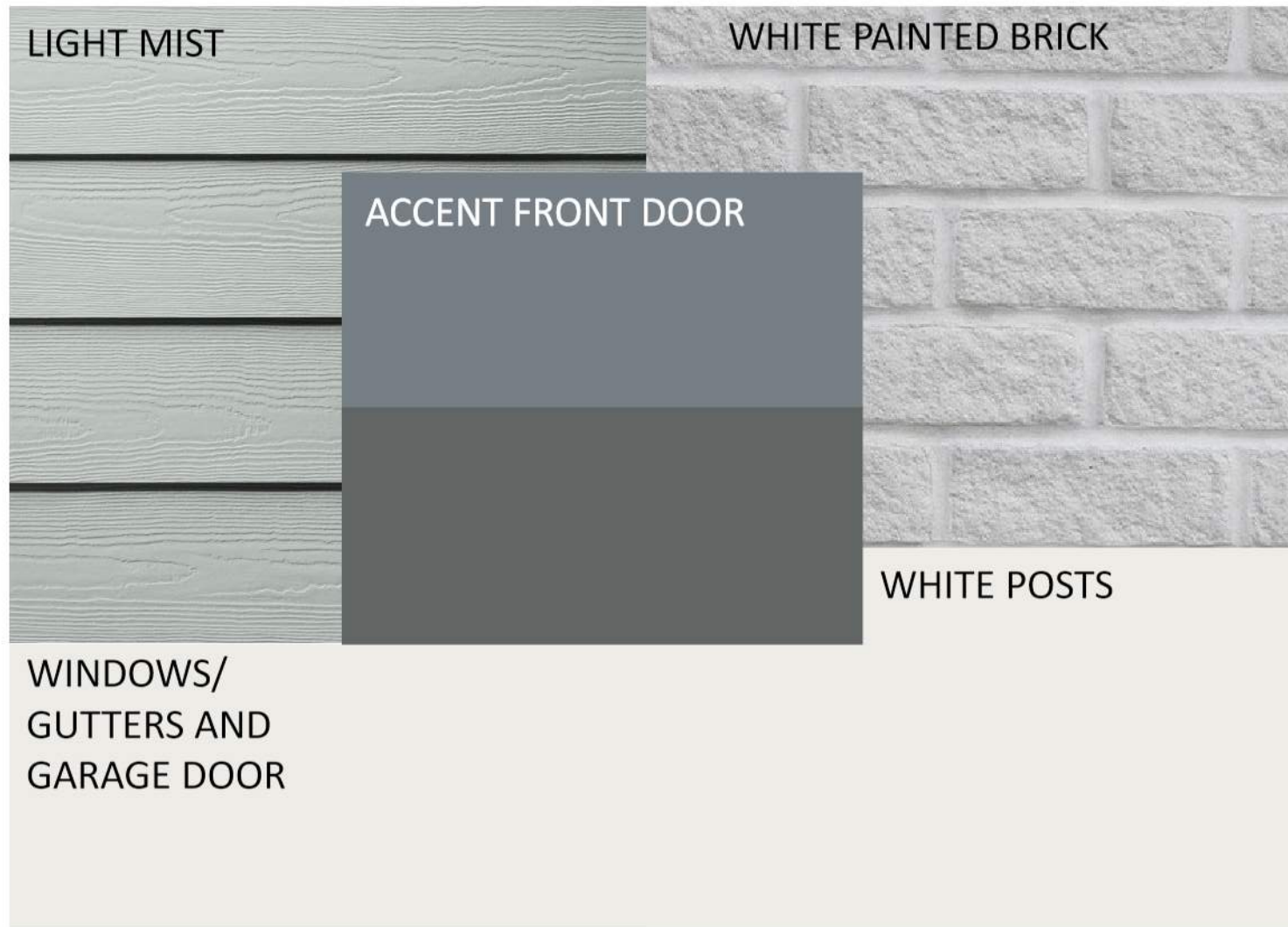
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13



SCHEME 14

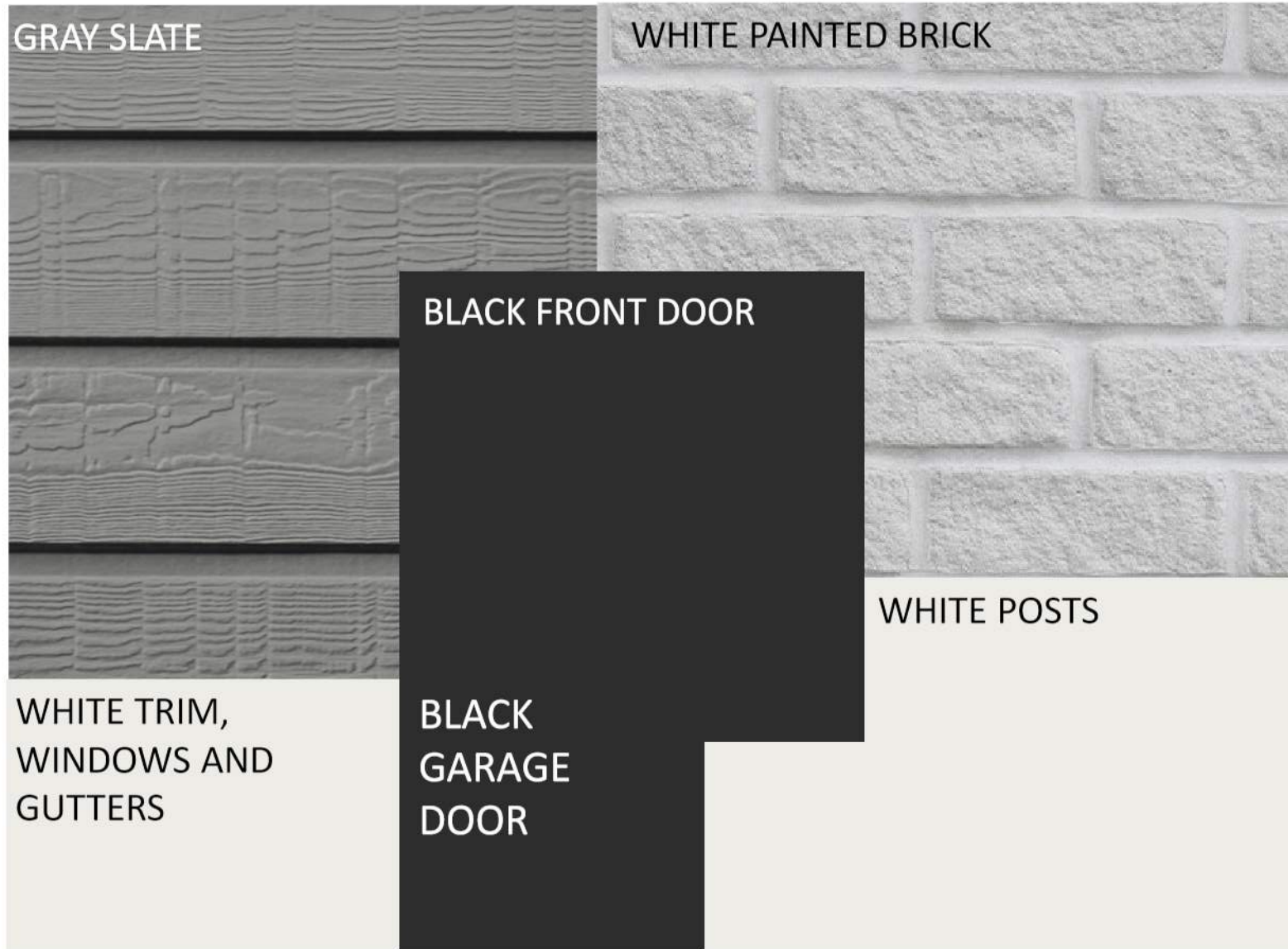


ACCENT DOOR OPTIONS

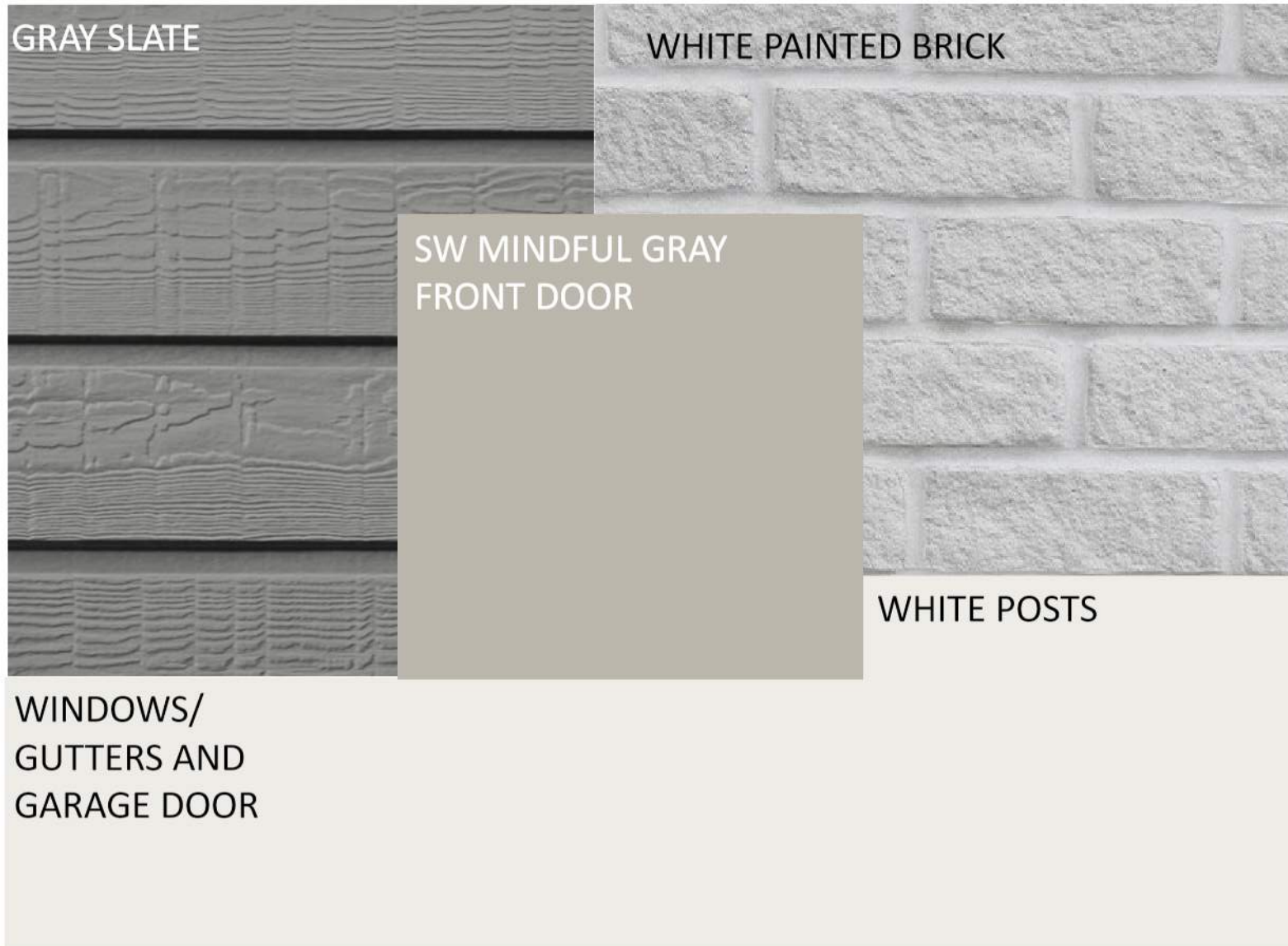
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



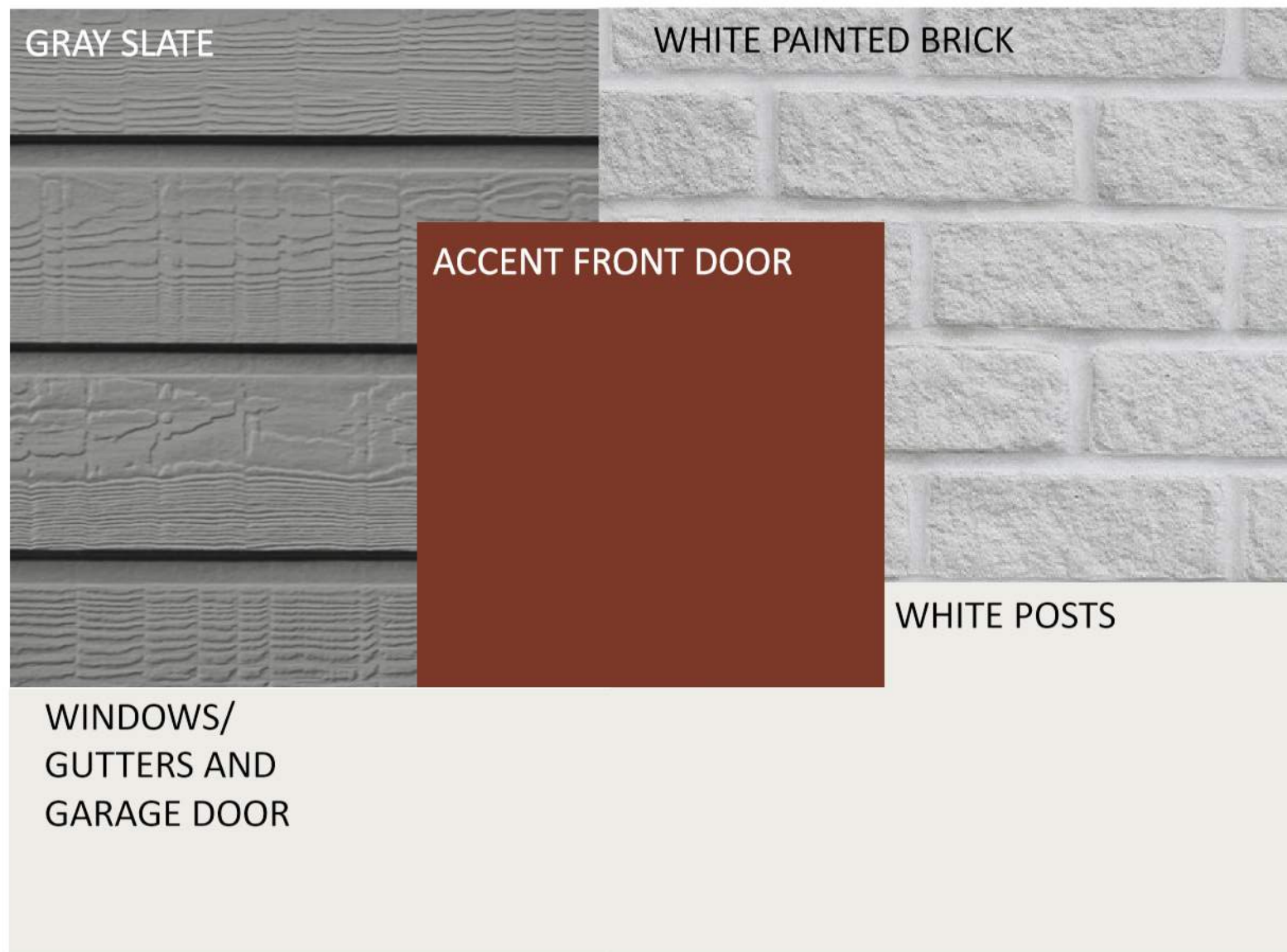
SCHEME 15



SCHEME 16



SCHEME 17

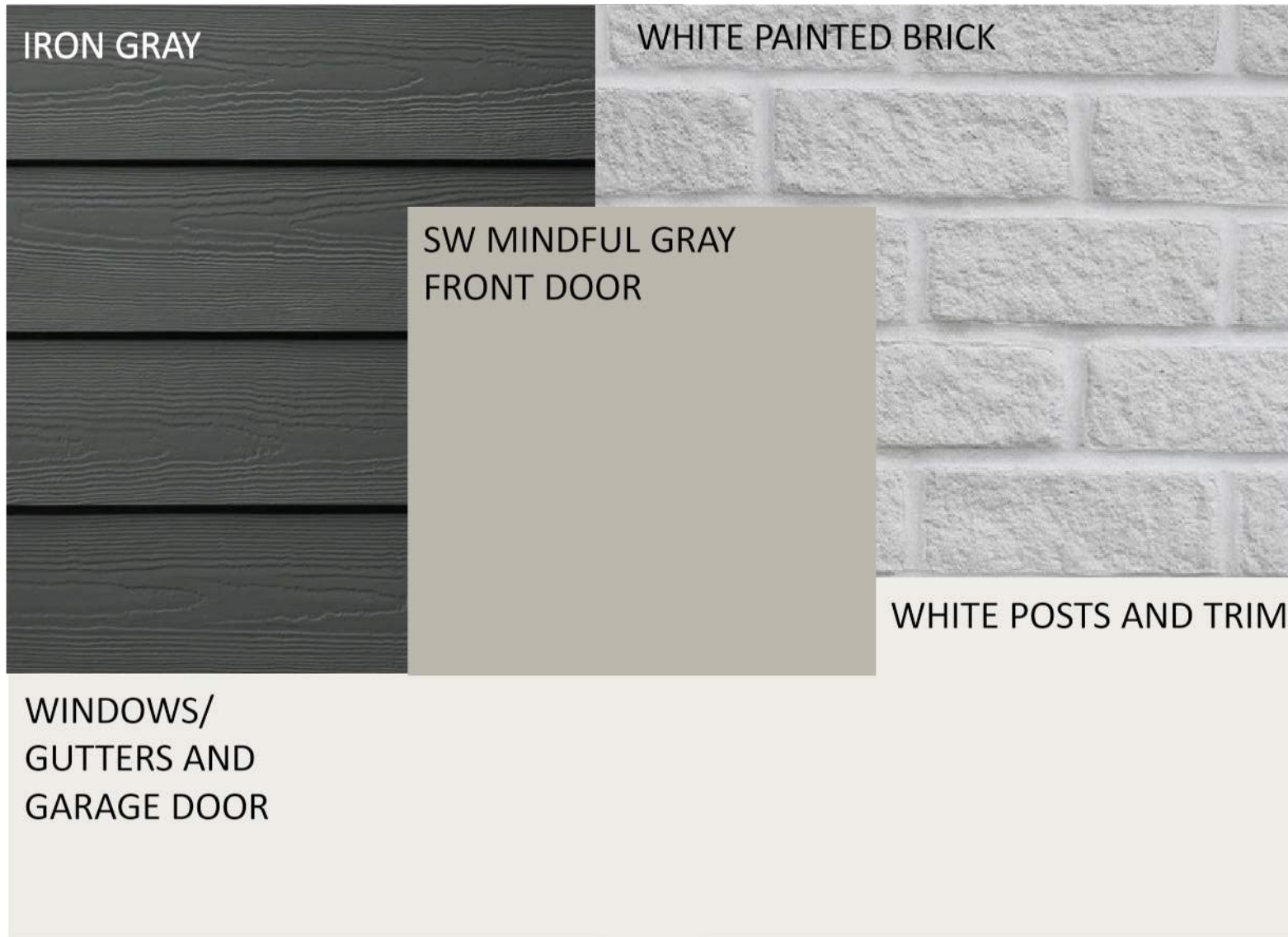


ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



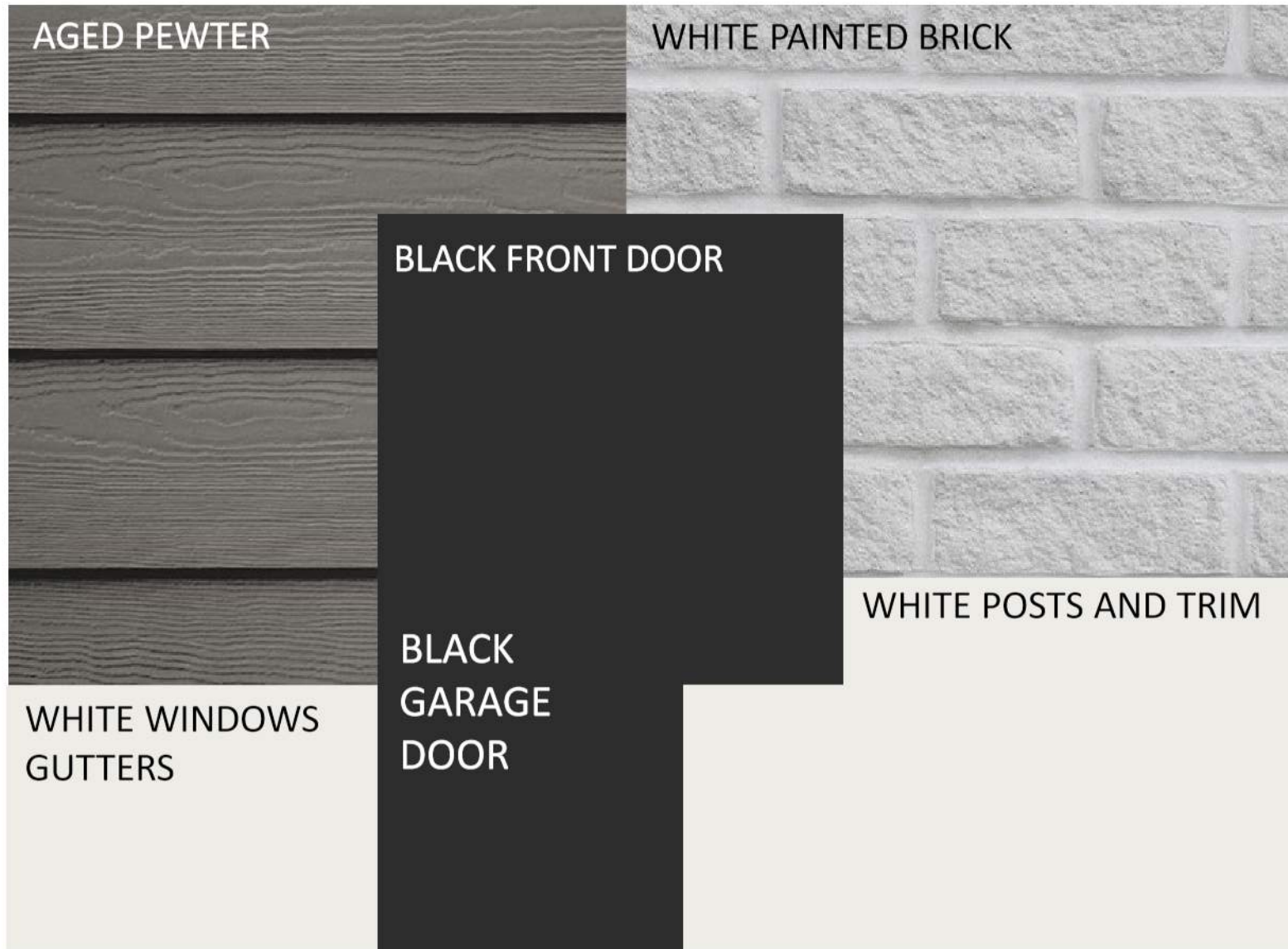
SCHEME 18



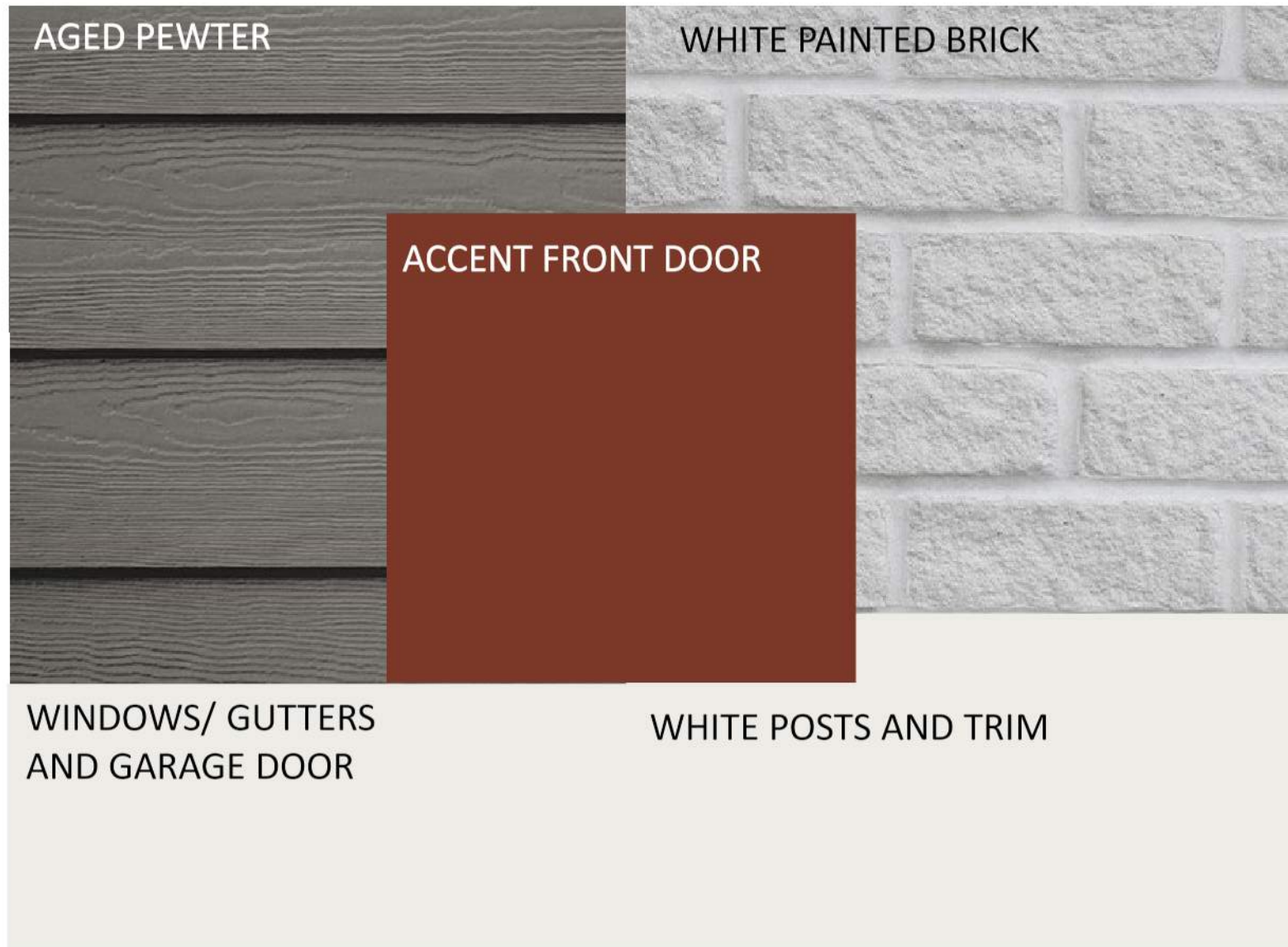
SCHEME 19



SCHEME 20



SCHEME 21



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 22



SCHEME 23



SCHEME 24



SCHEME 25

HEATHERED MOSS

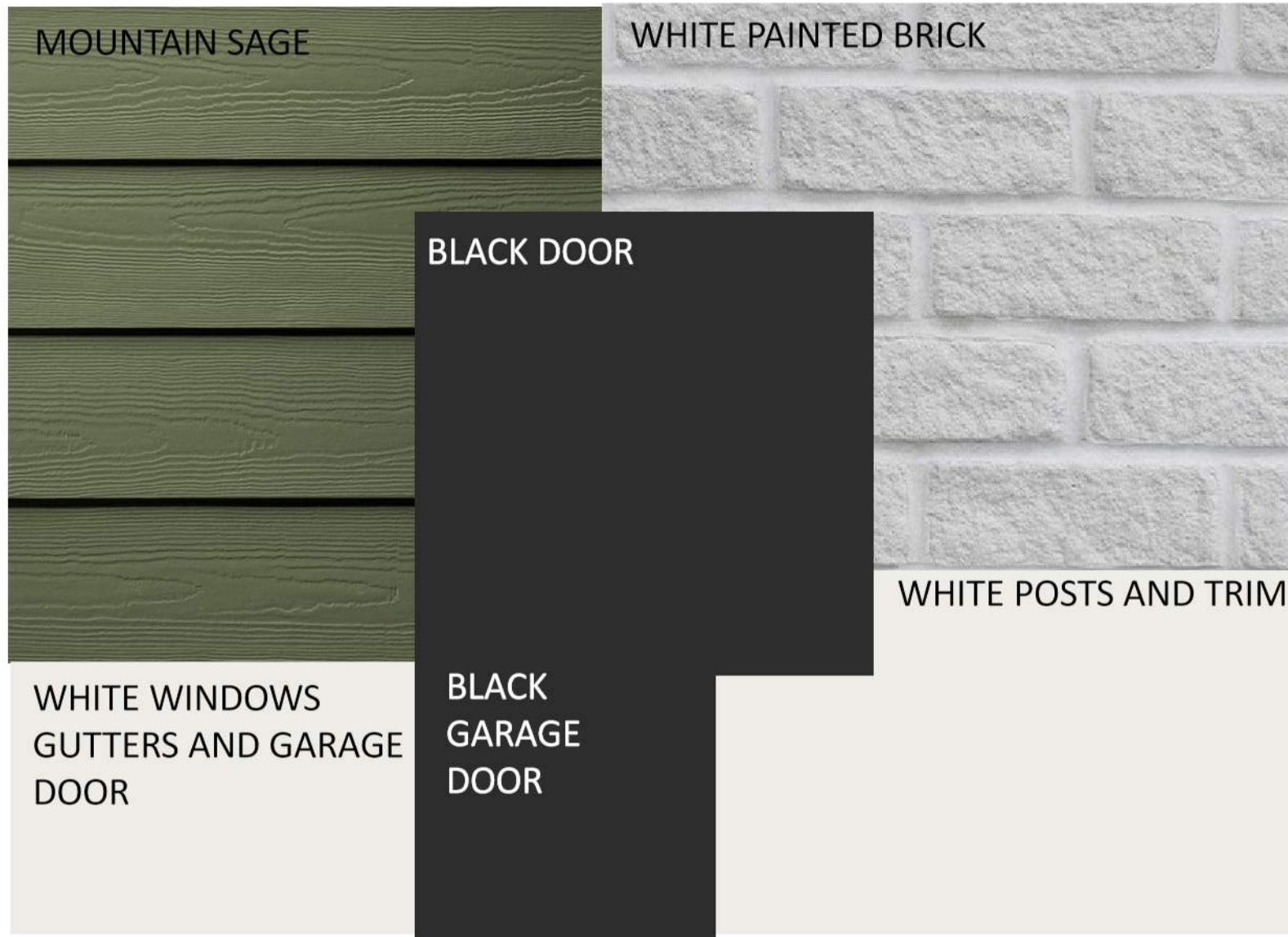
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE POSTS AND TRIM

SCHEME 26

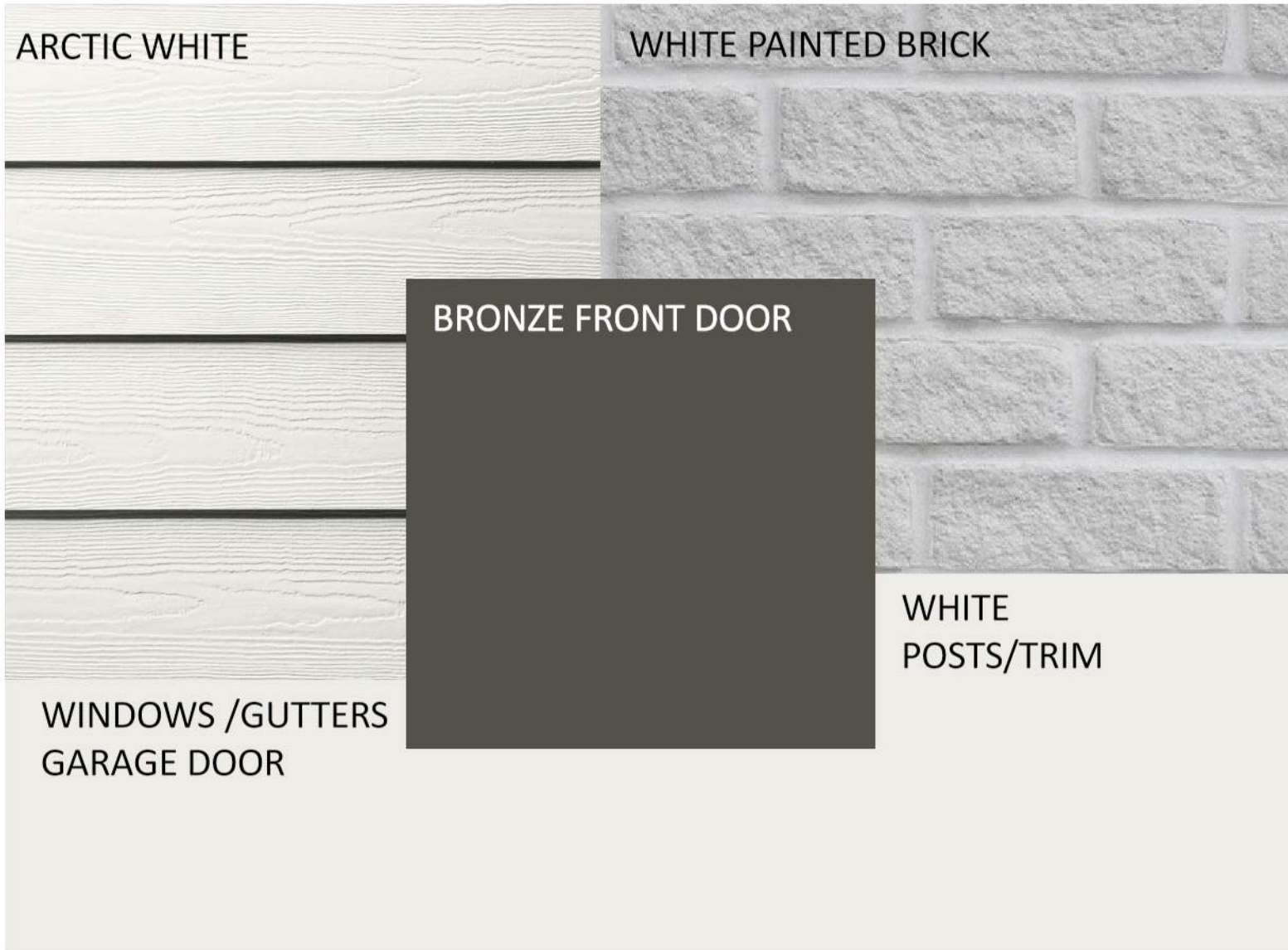


SCHEME 27

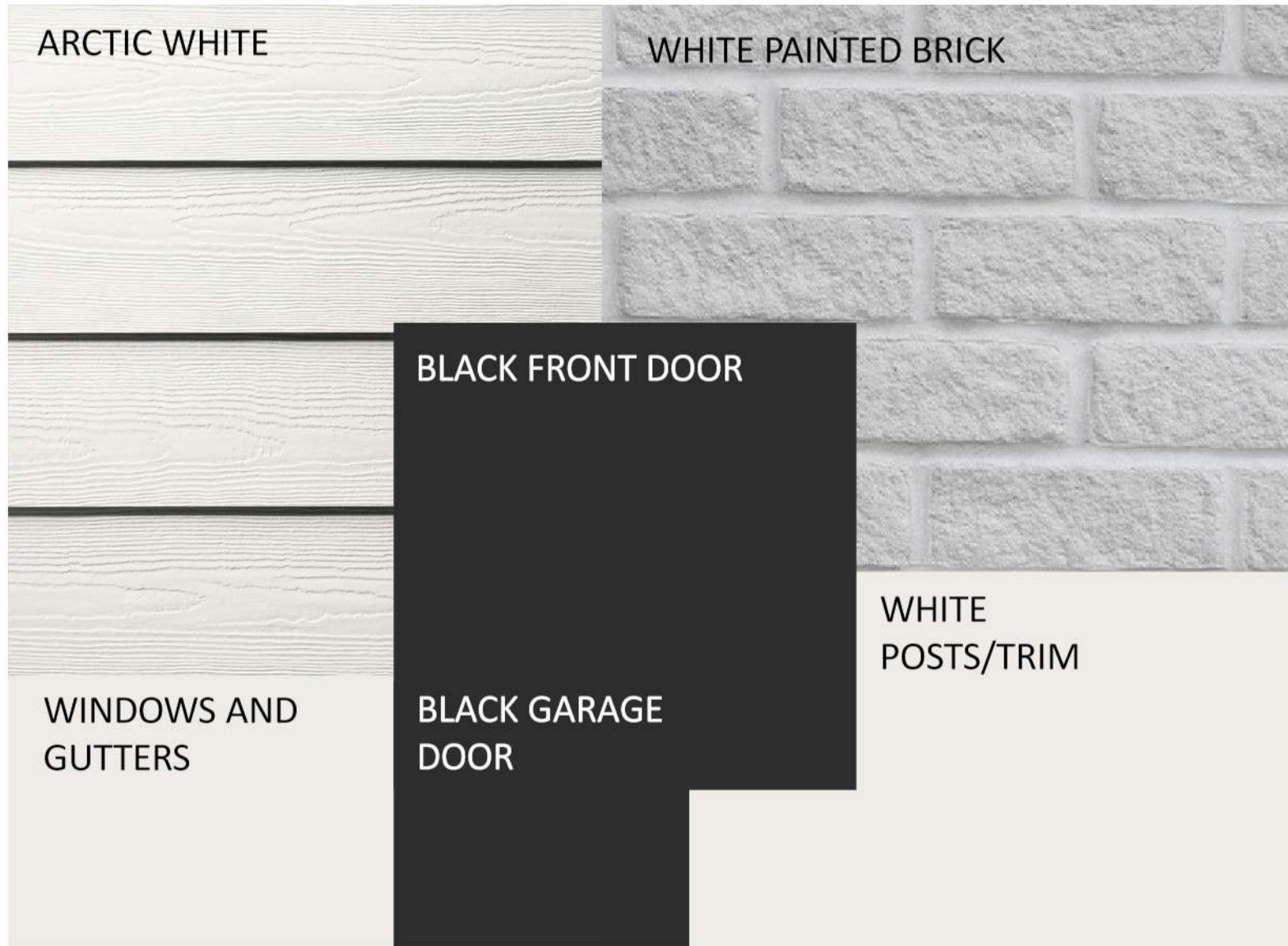


PLAN 3

SCHEME 1



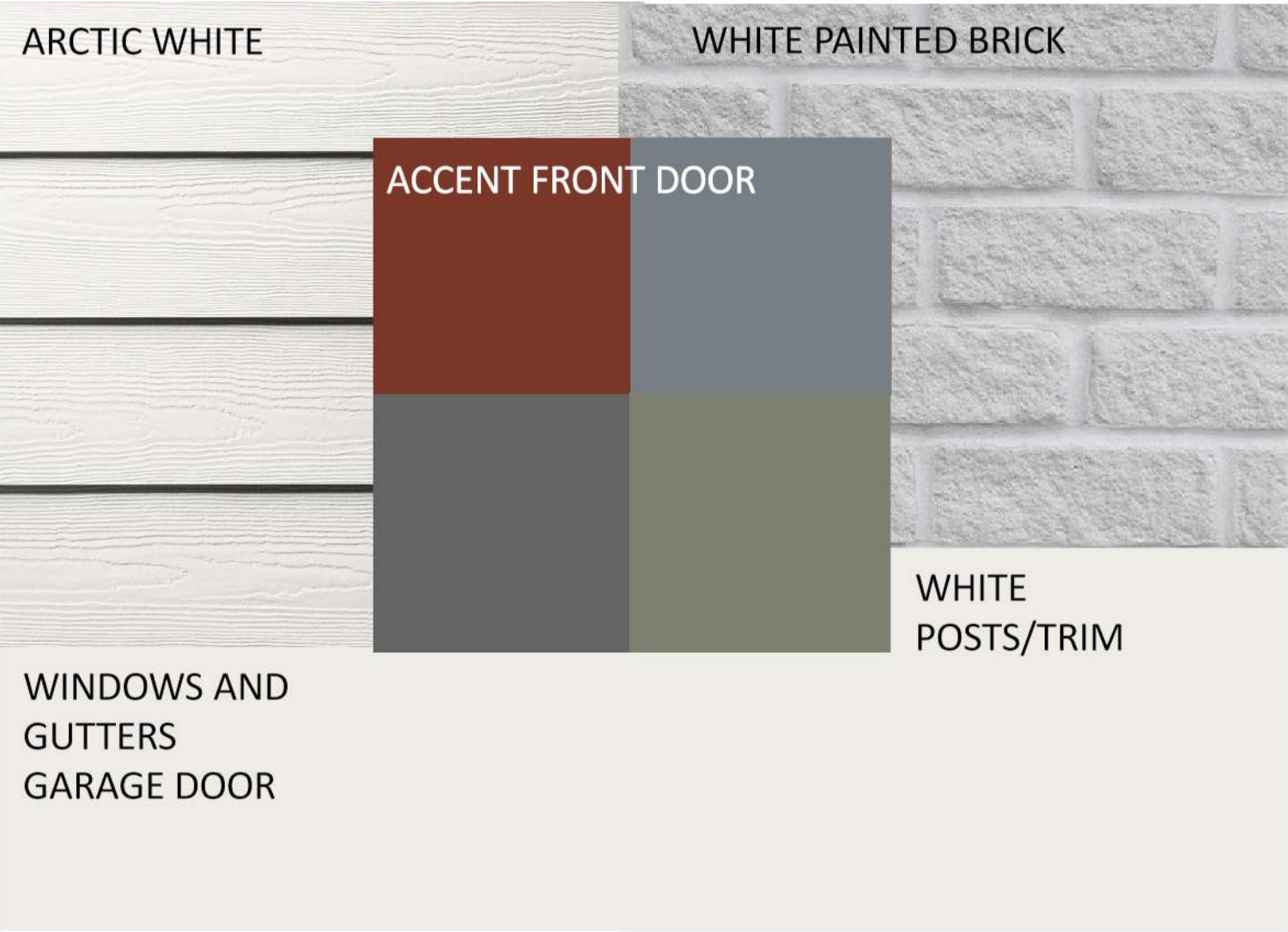
SCHEME 2



SCHEME 3

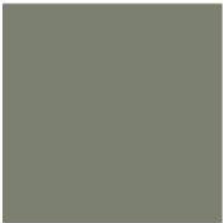
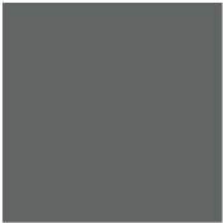
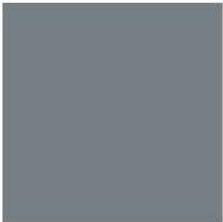


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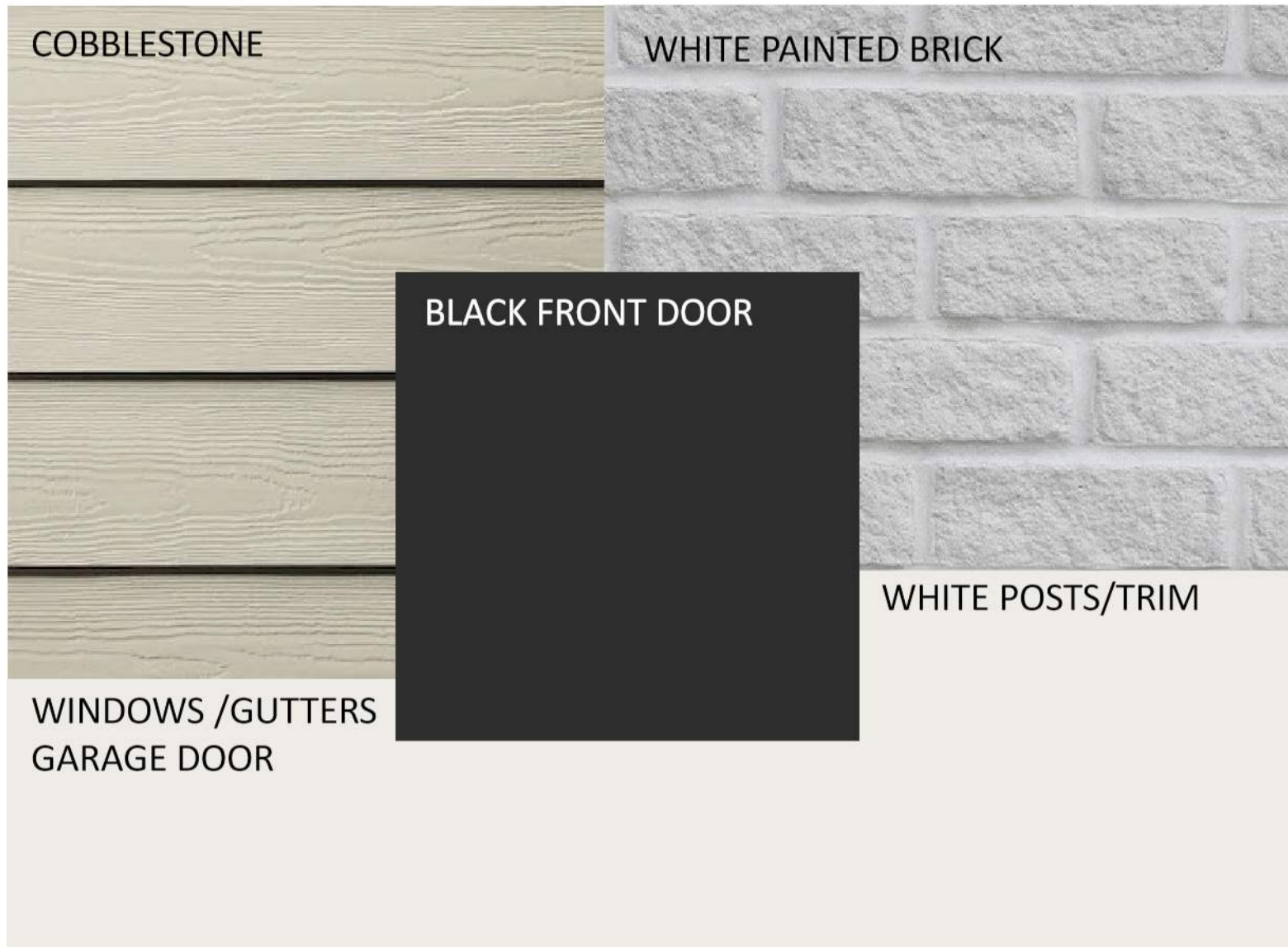


ACCENT DOOR OPTIONS

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- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME

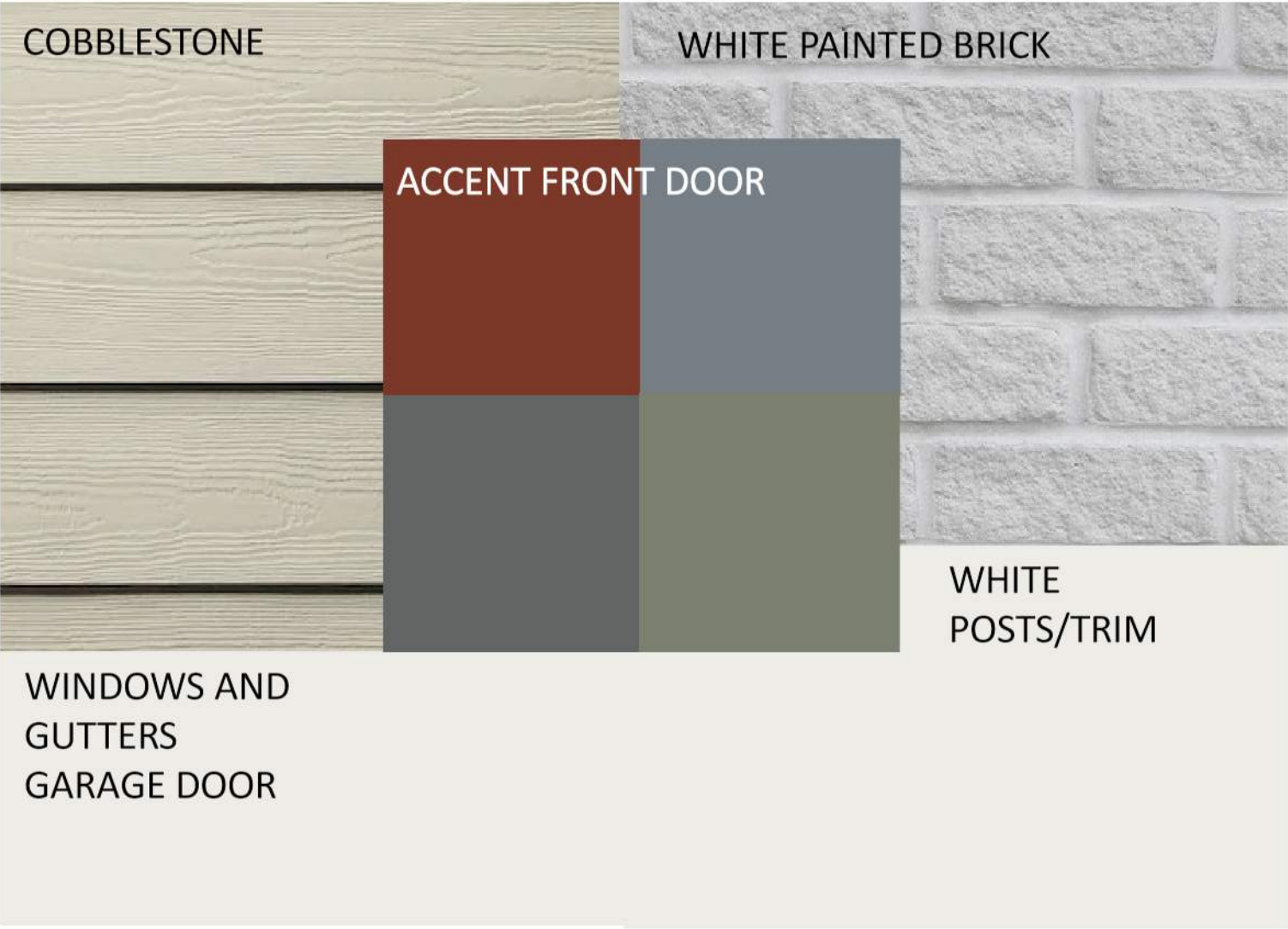


SCHEME 5



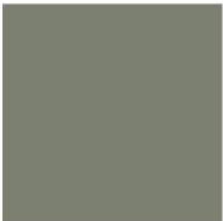
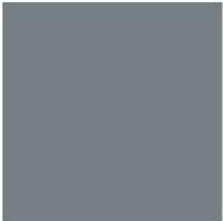
*Exterior color package may not be available depending on selections for neighboring lots

SCHEME 6



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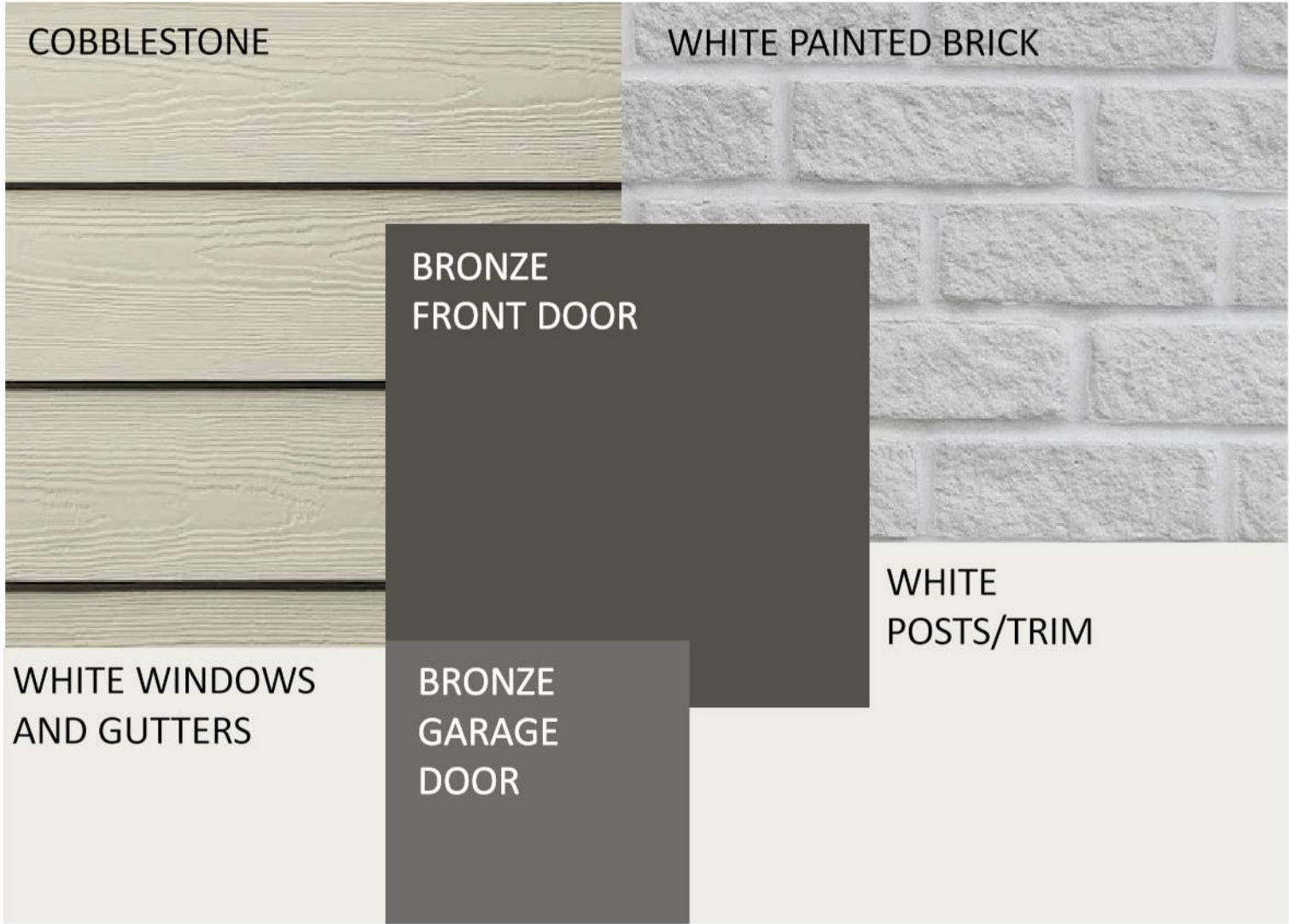
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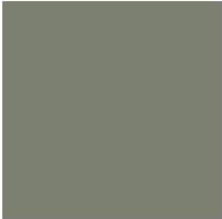
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SCHEME 8



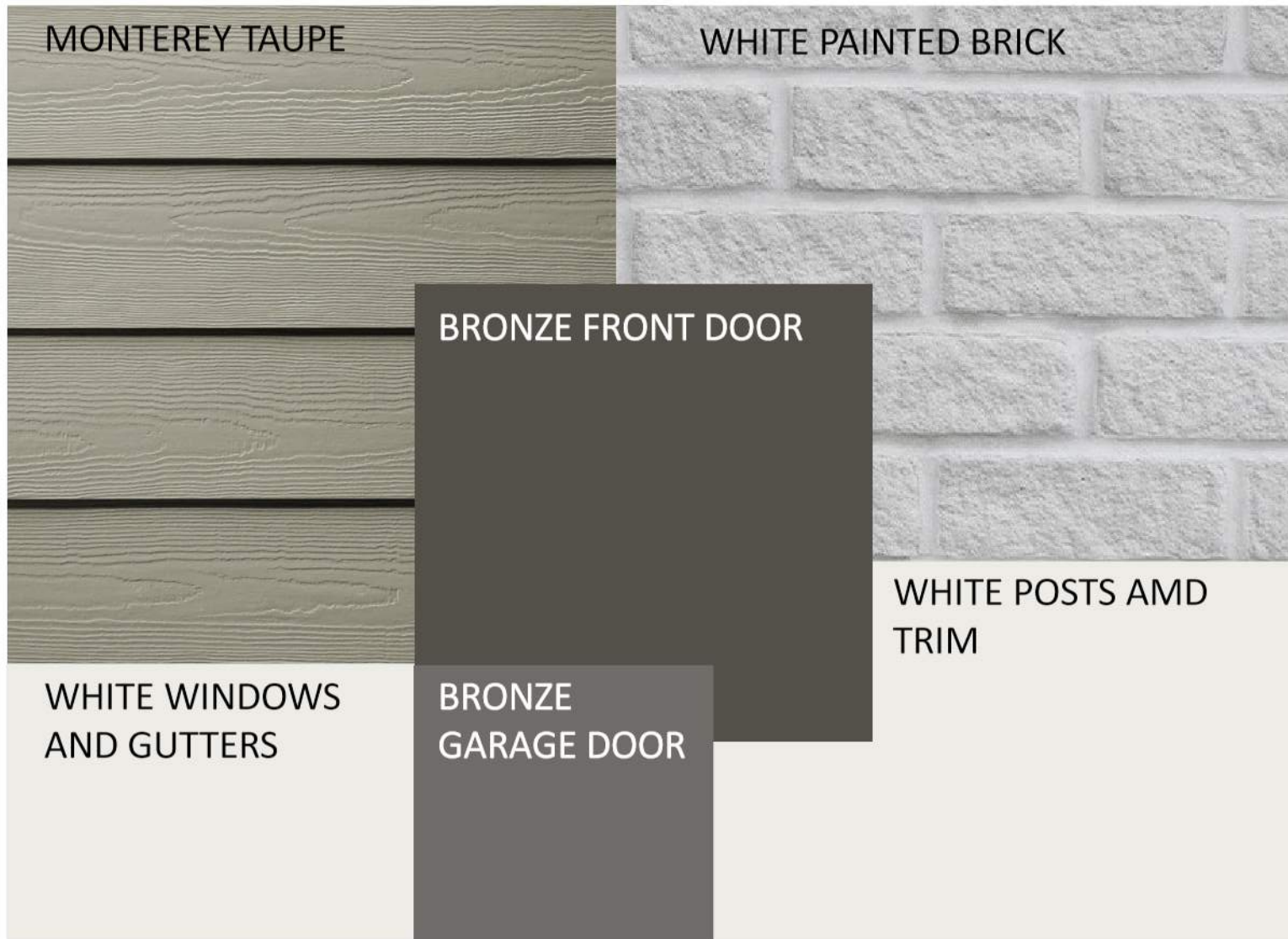
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SCHEME 9

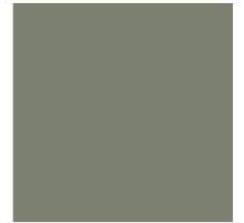


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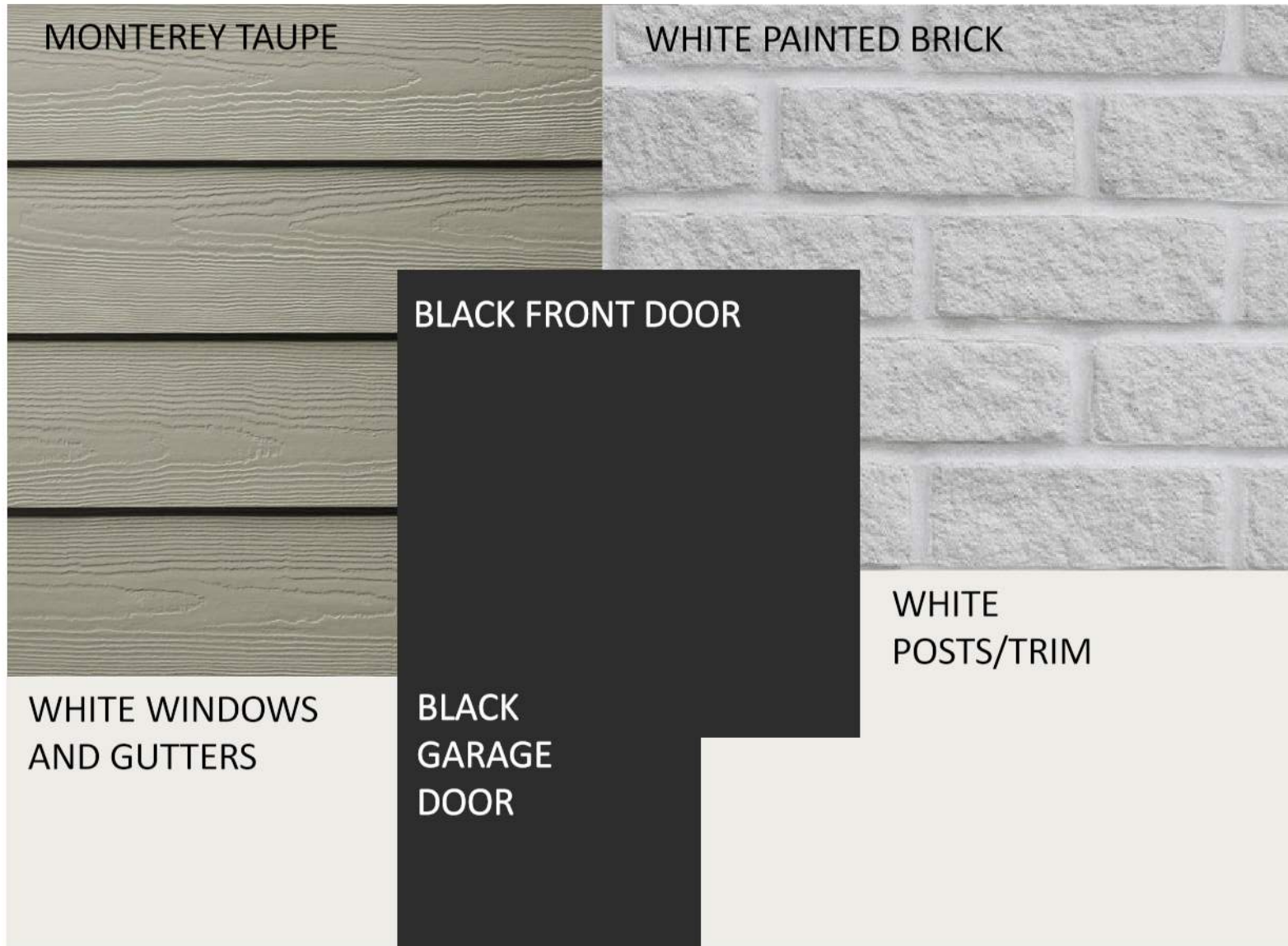


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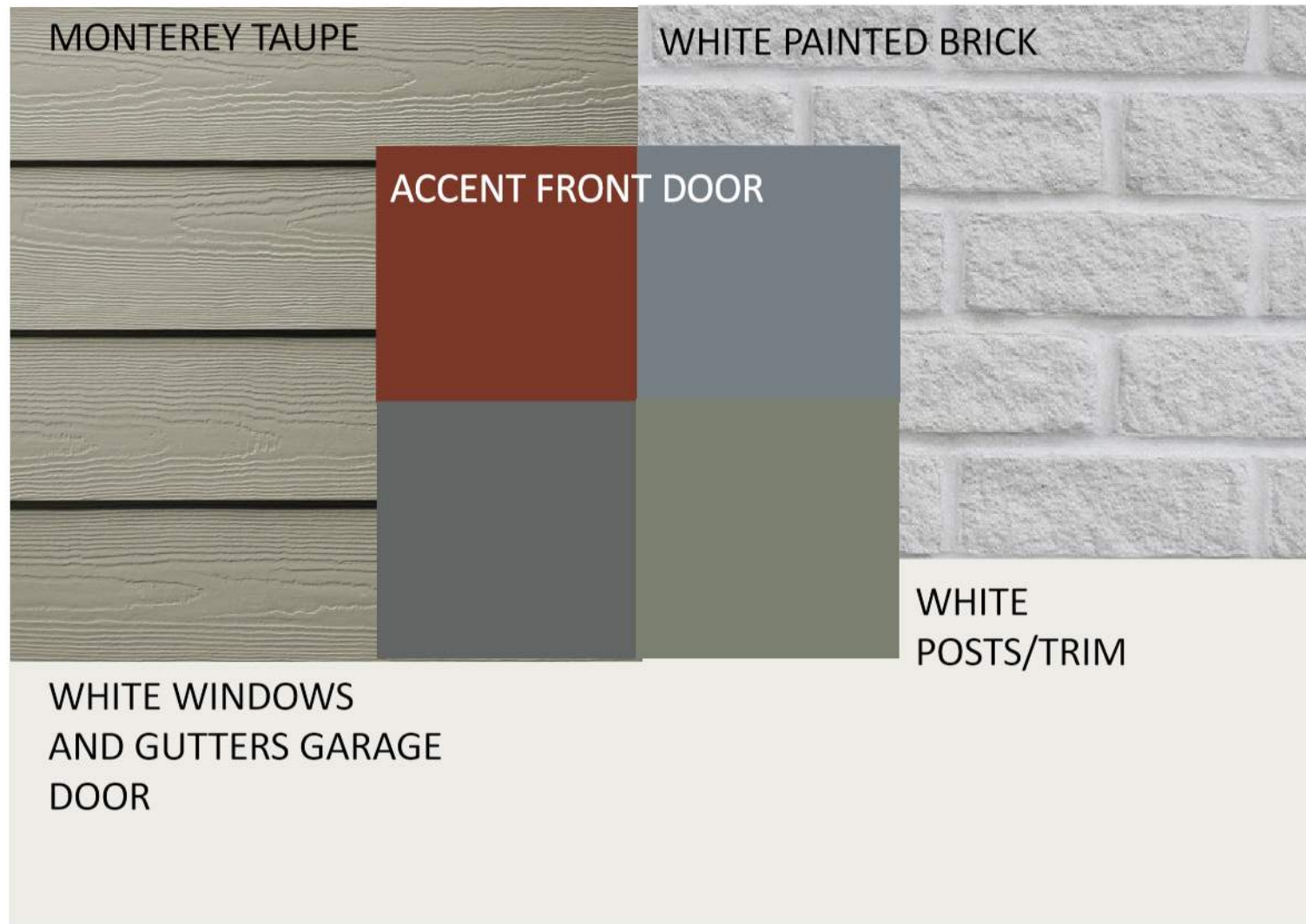
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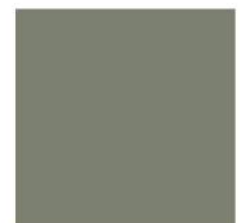
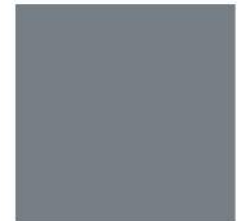


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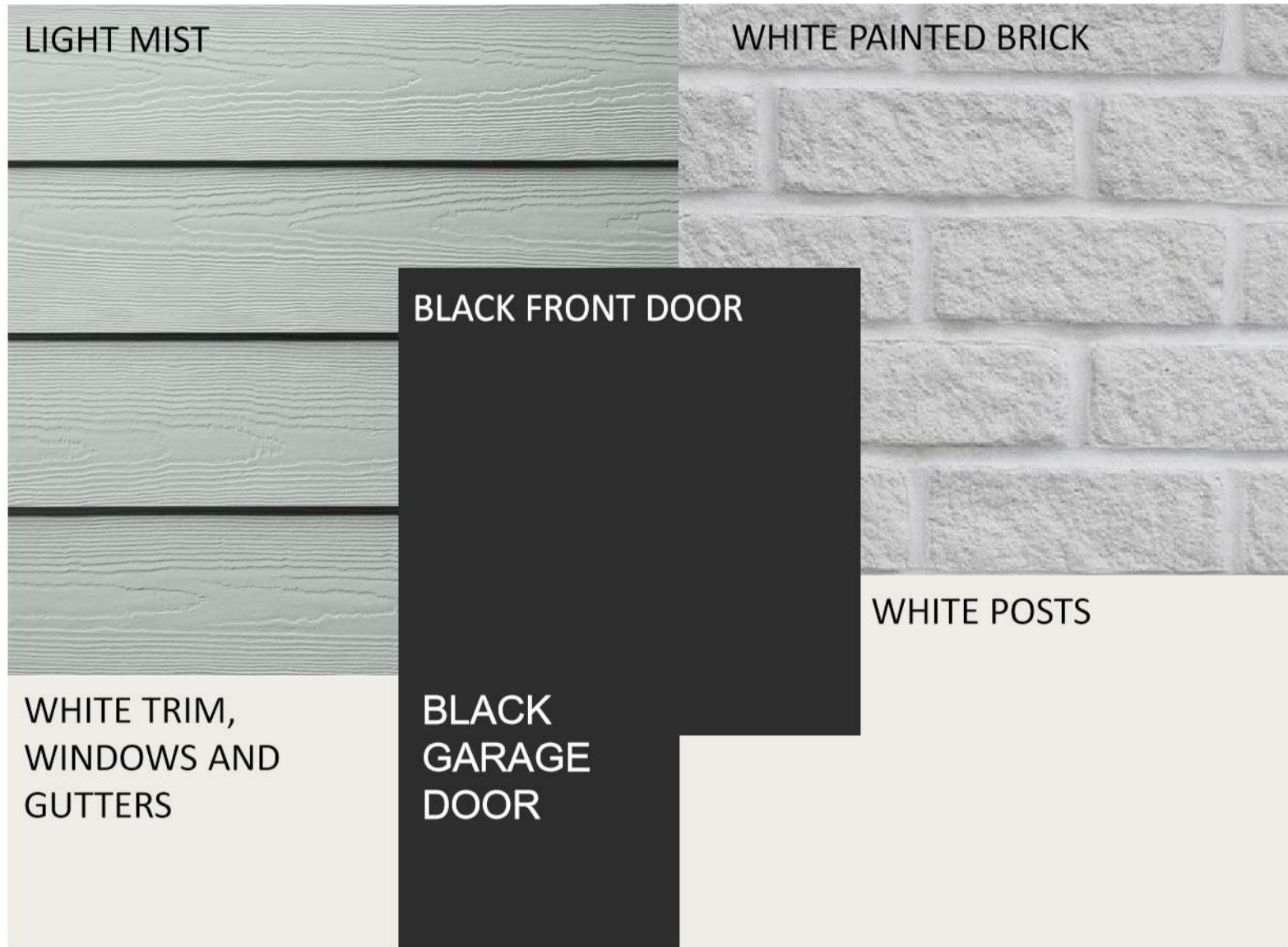


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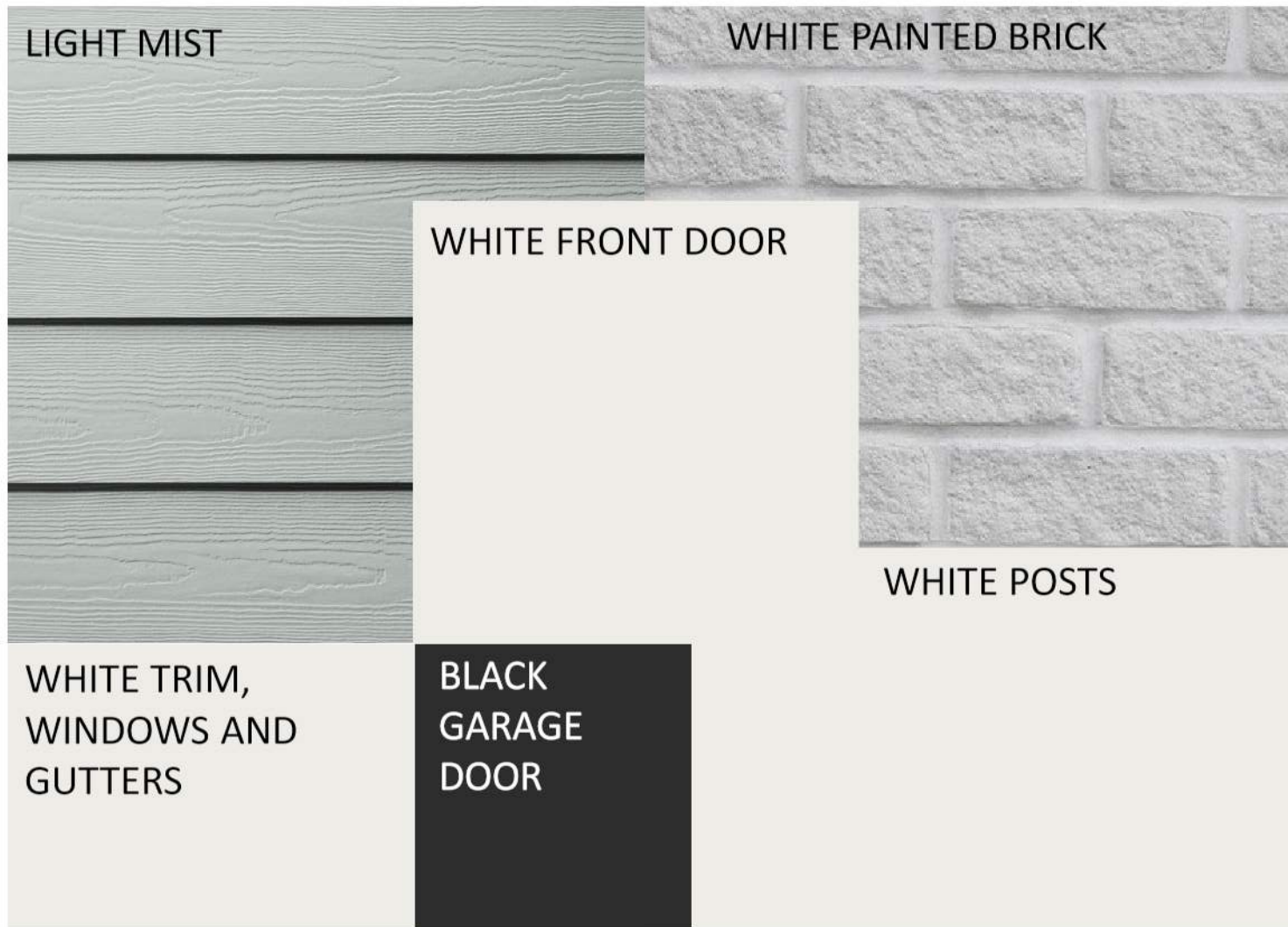
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- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

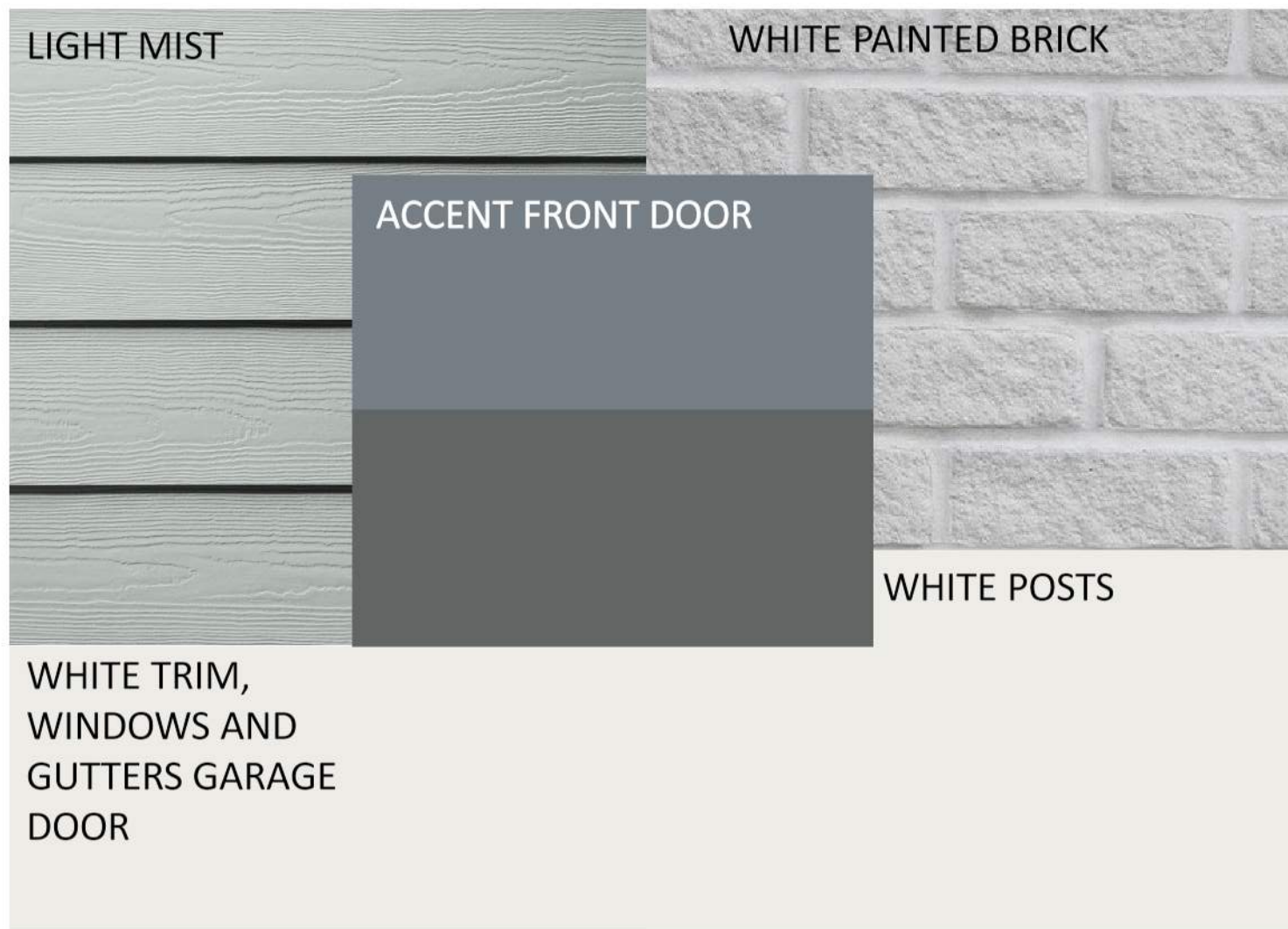


SCHEME 14



*LIKELY NOT APPLICABLE IF AROUND DOOR IS PAINTED WHITE BRICK

SCHEME 15

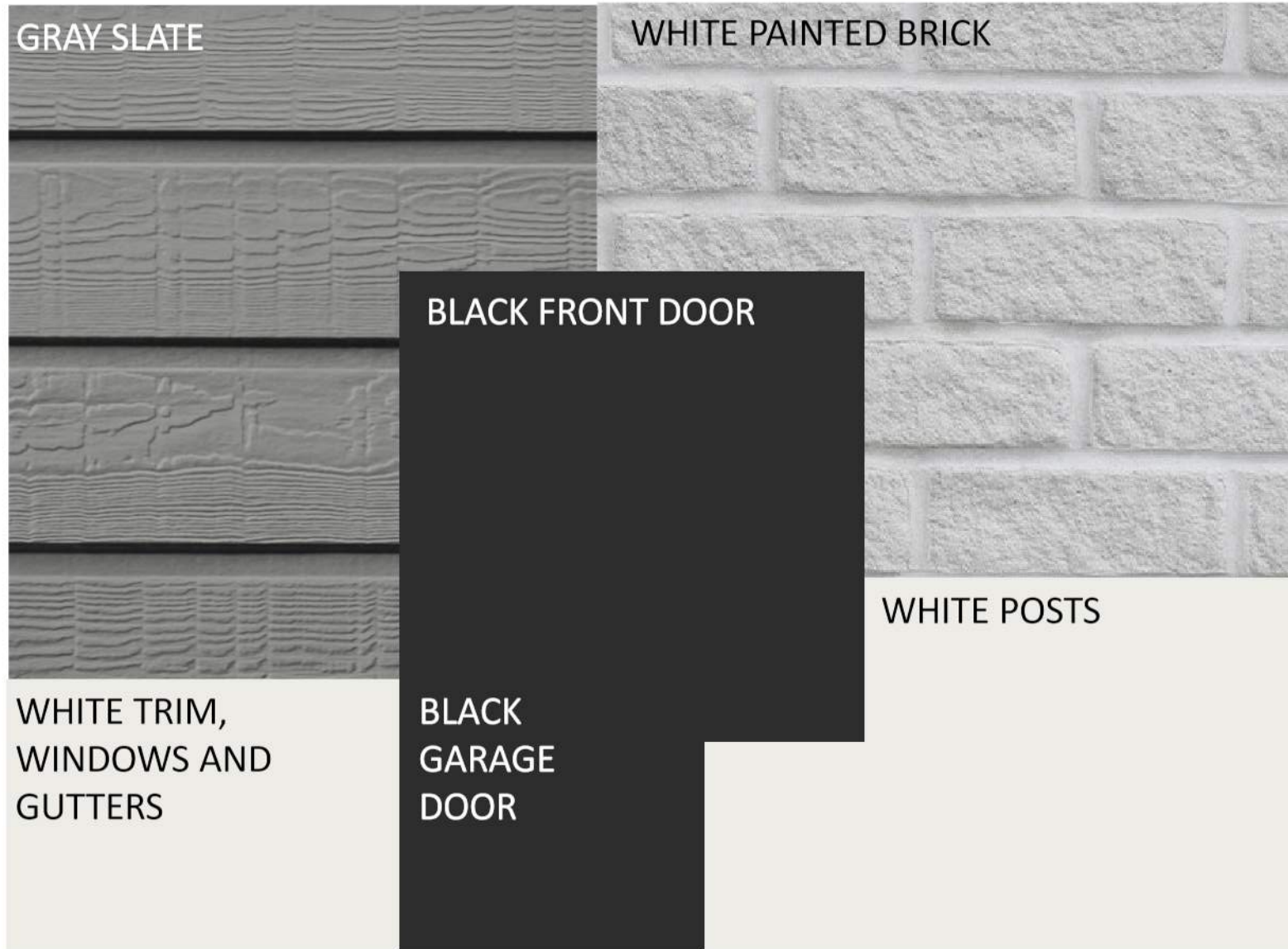


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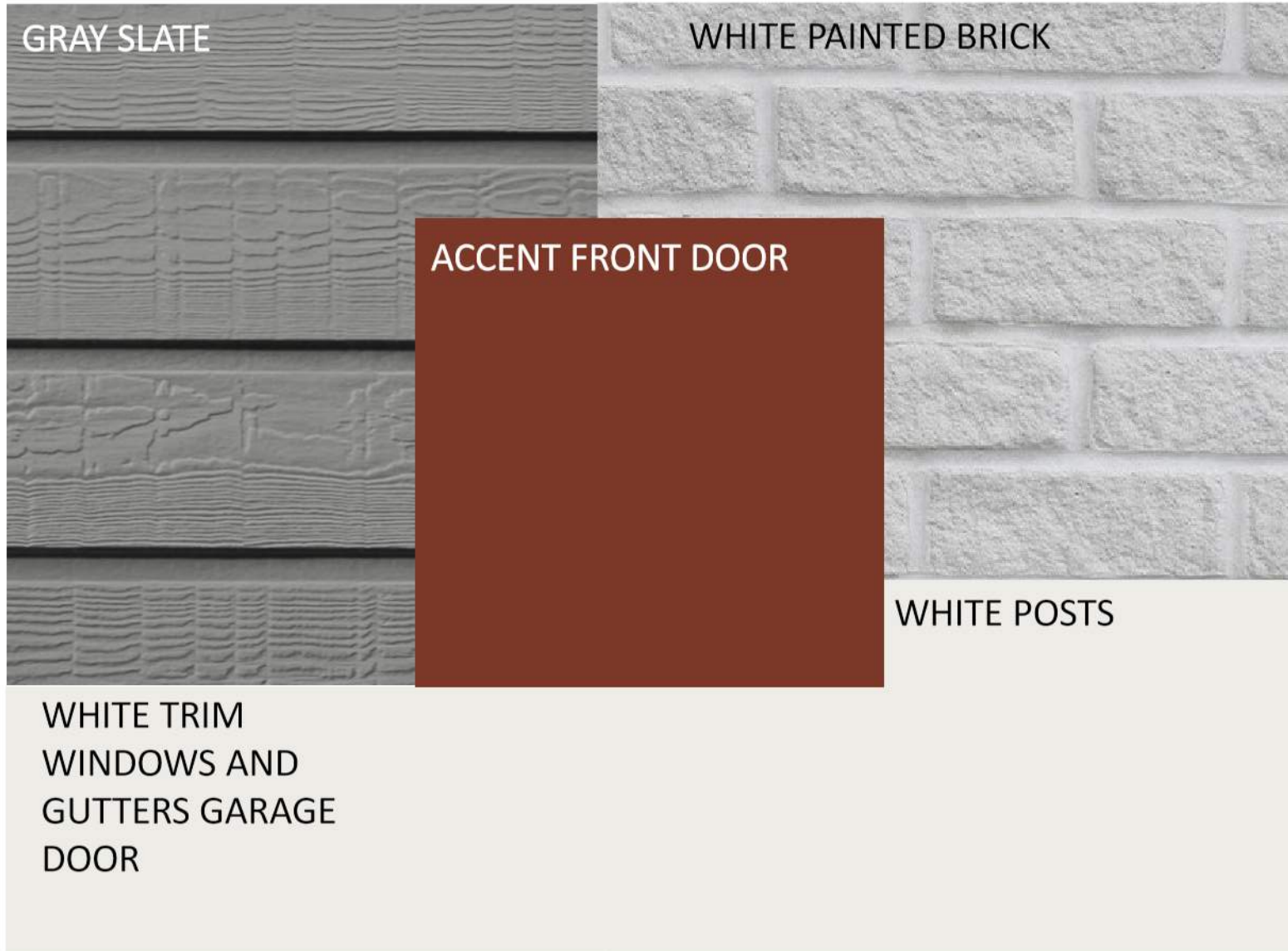
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SCHEME 17



SCHEME 18



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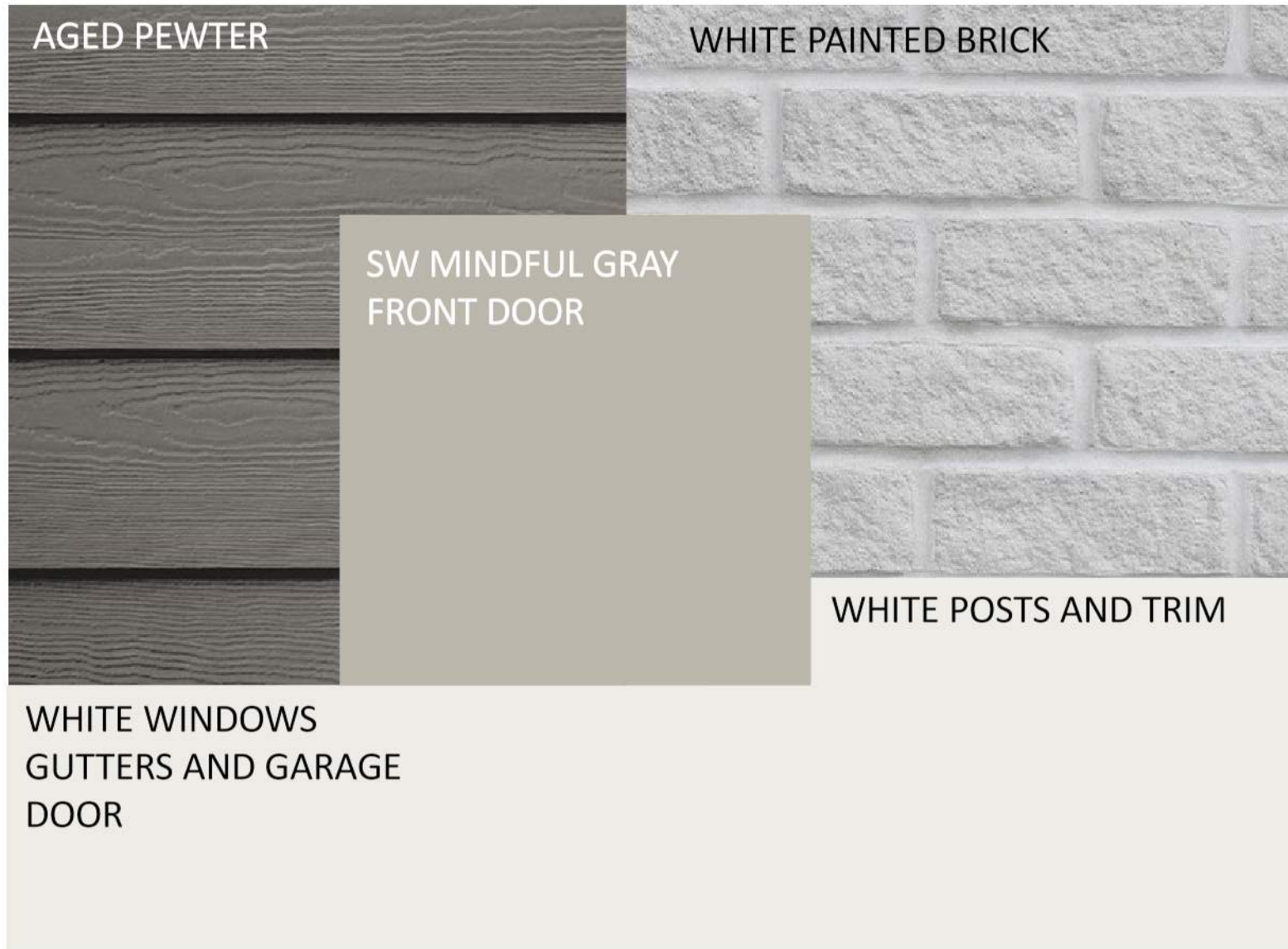
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COPPER RED



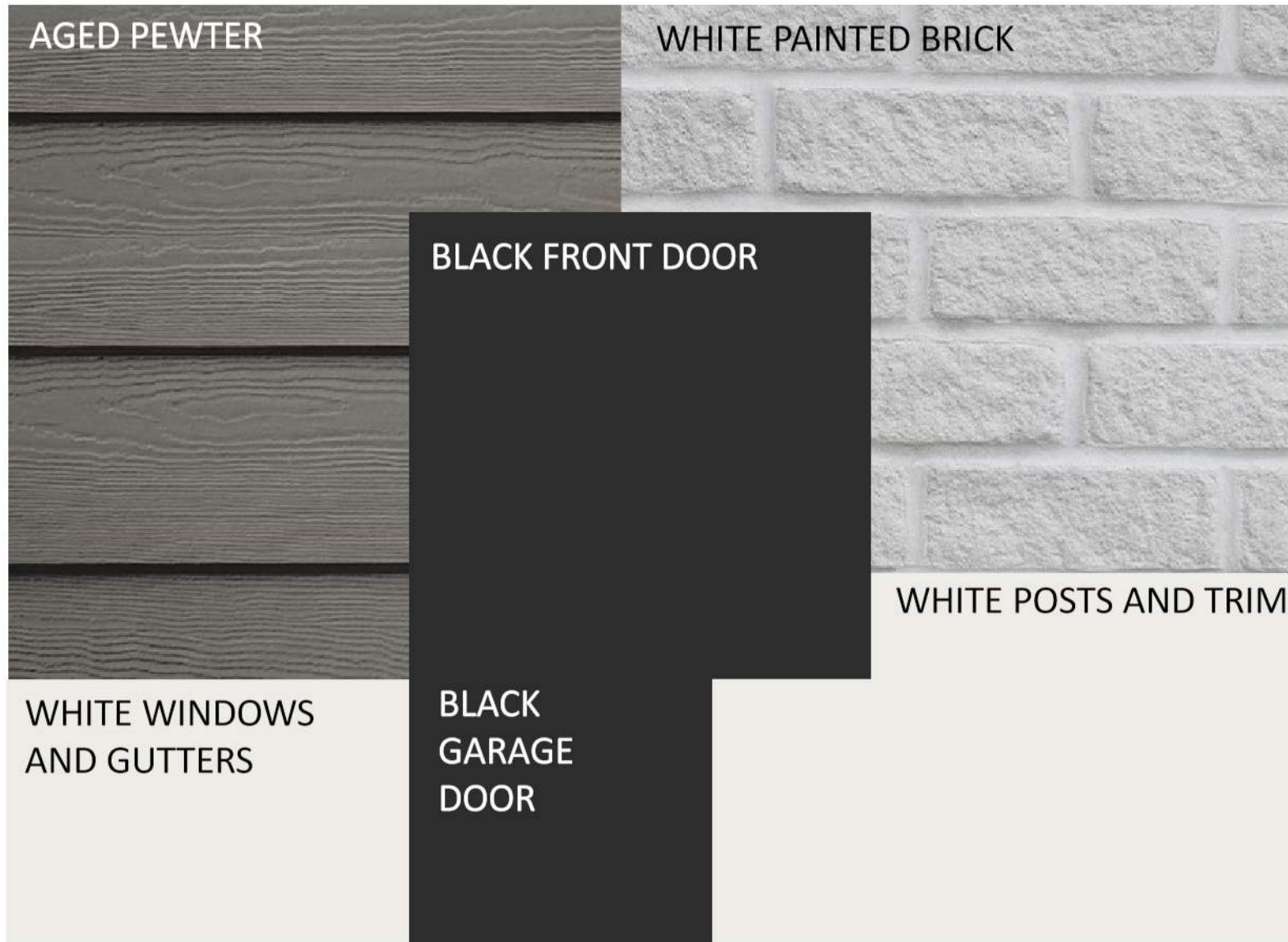
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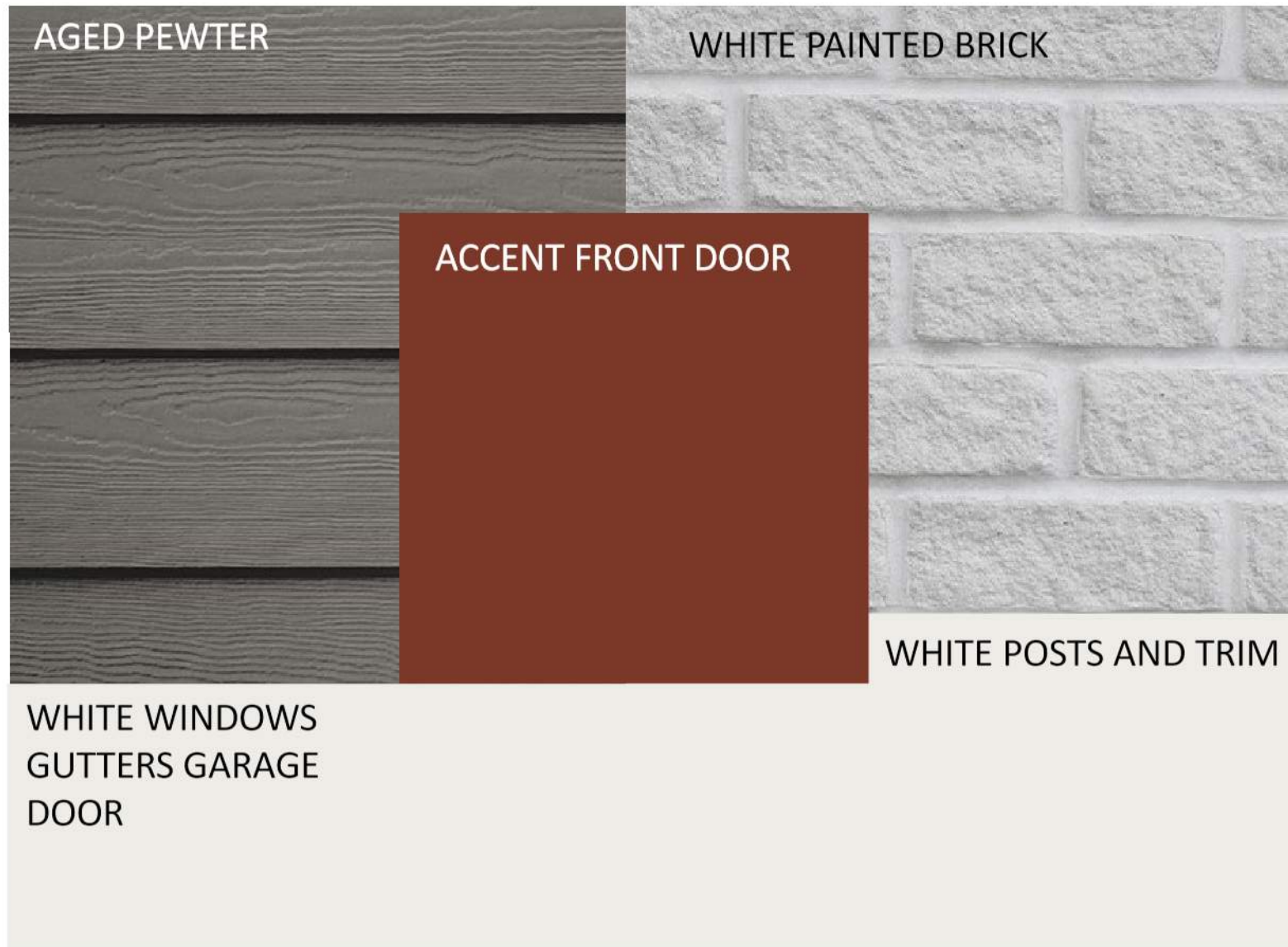
SCHEME 20



SCHEME 21



SCHEME 22



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 23

TIMBER BARK

WHITE PAINTED BRICK

MINDFUL GRAY
FRONT DOOR

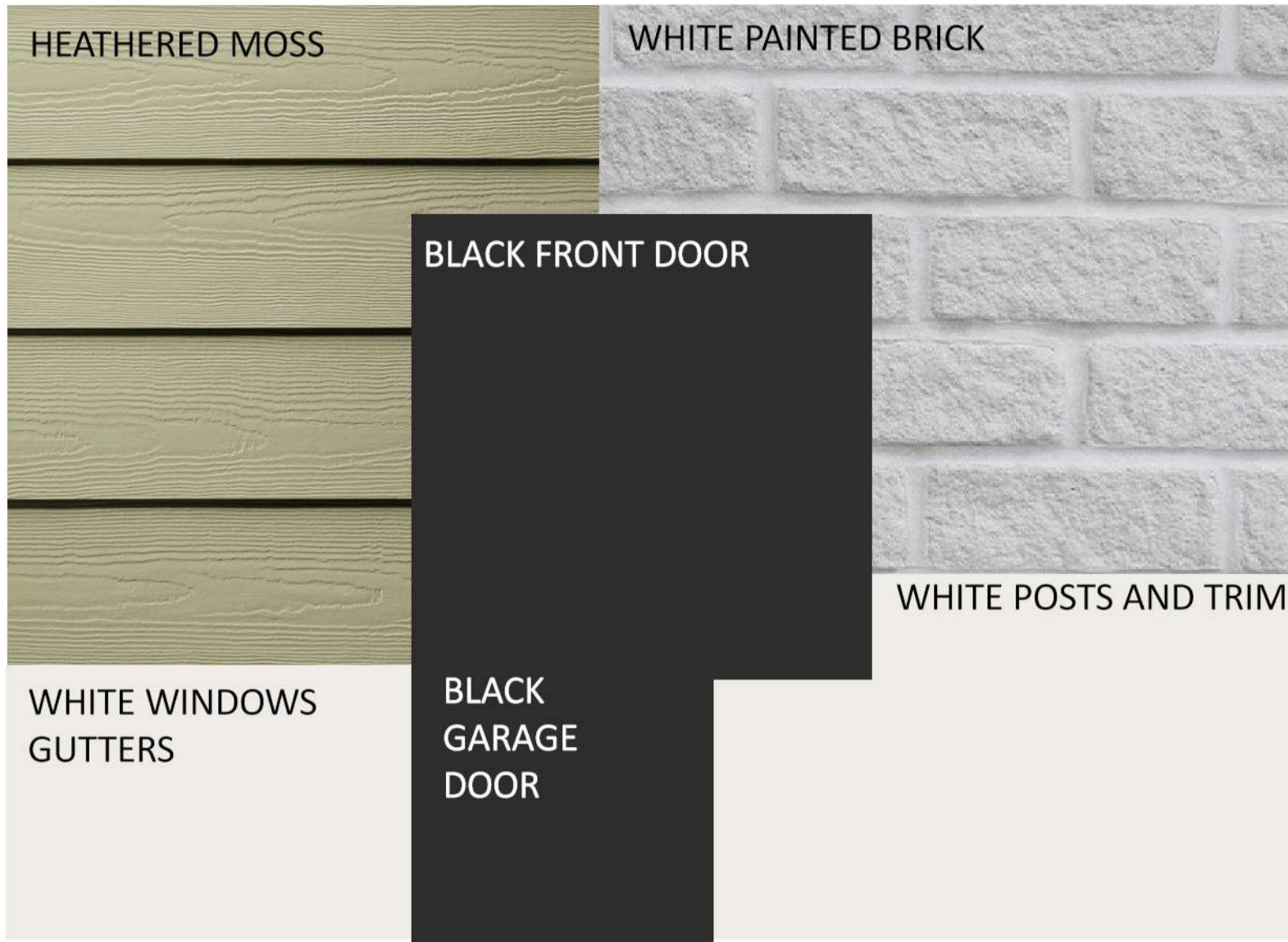
WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

SCHEME 24



SCHEME 25



SCHEME 26

HEATHERED MOSS

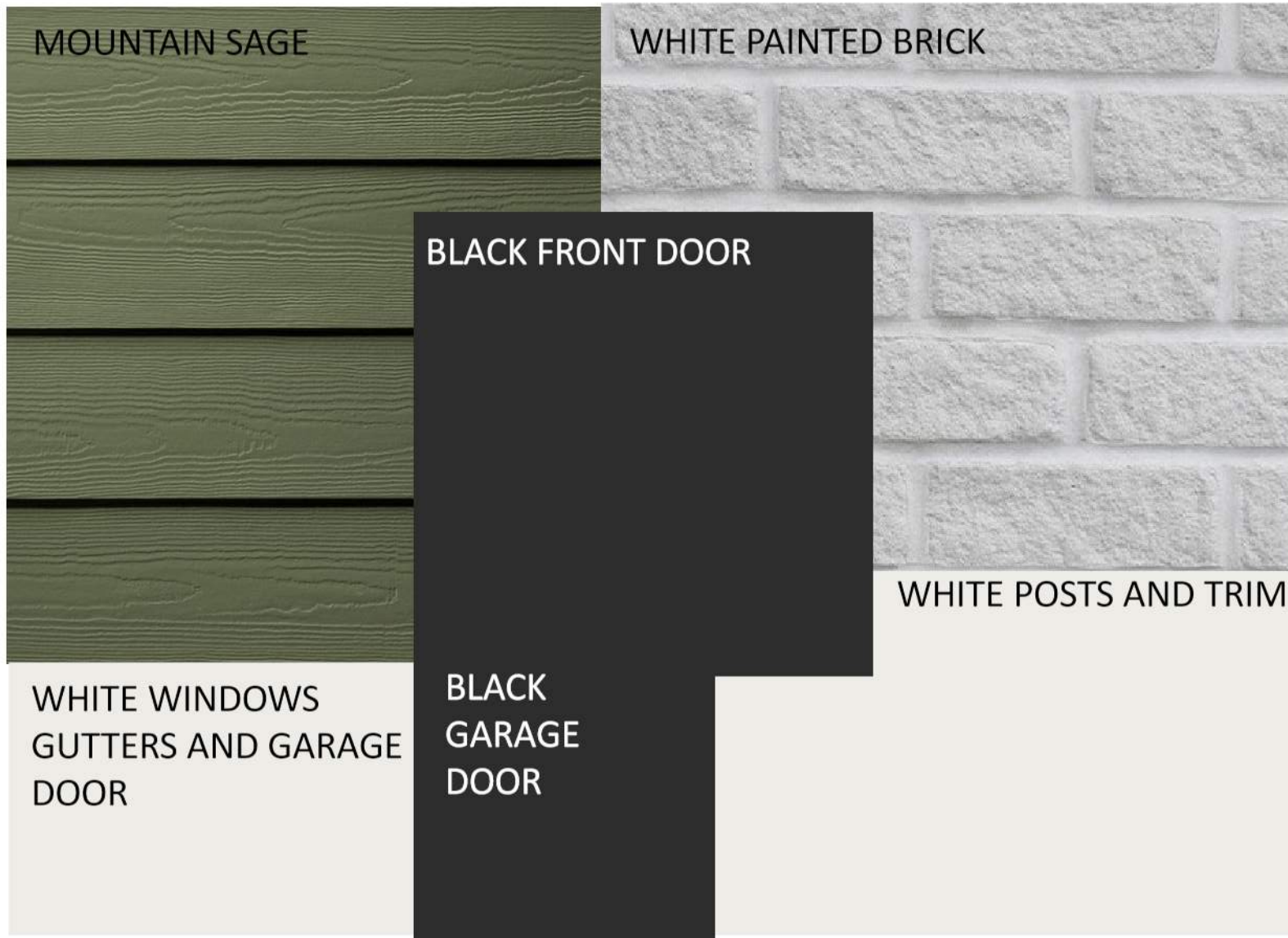
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS

SCHEME 27

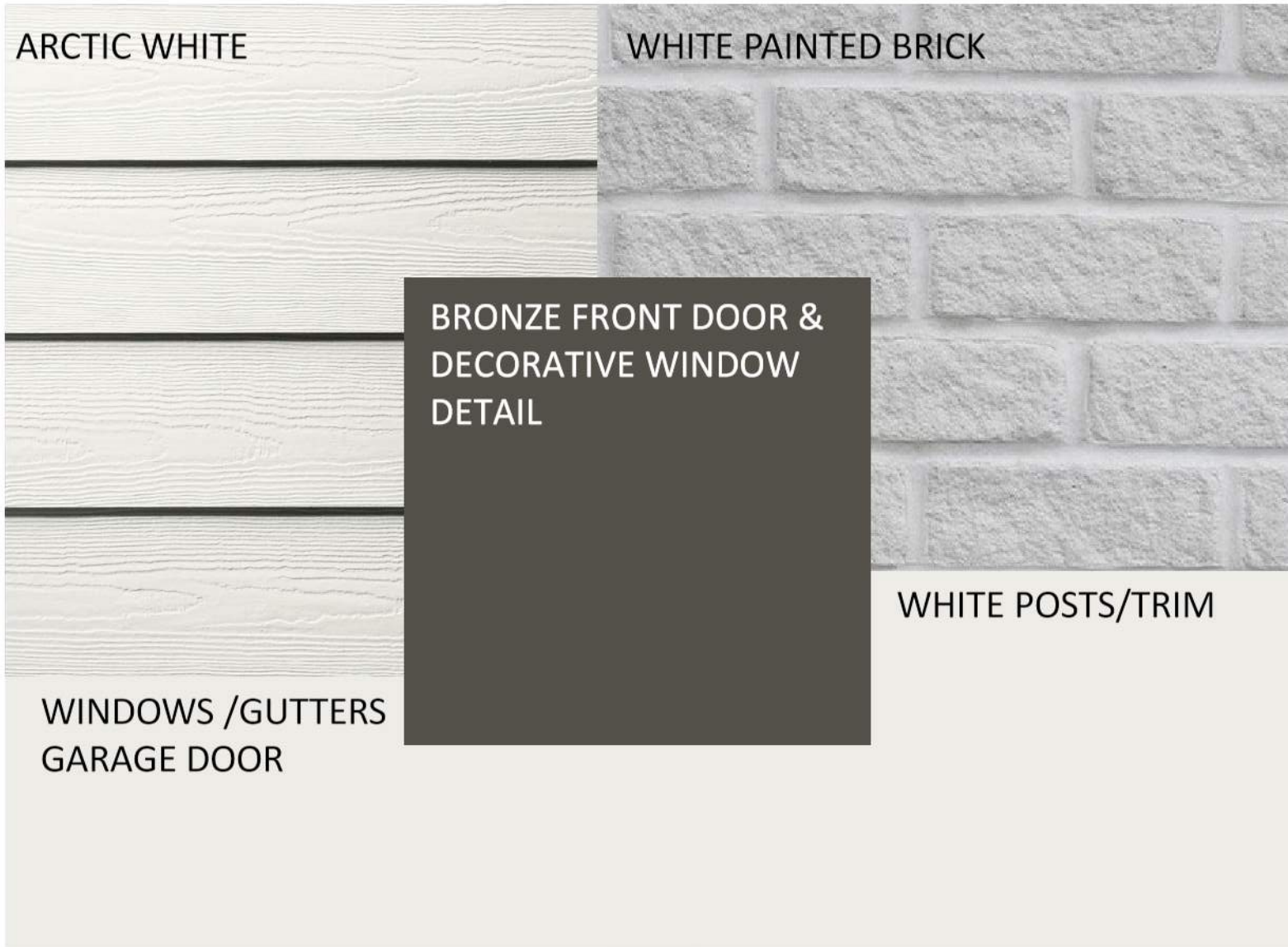


SCHEME 28

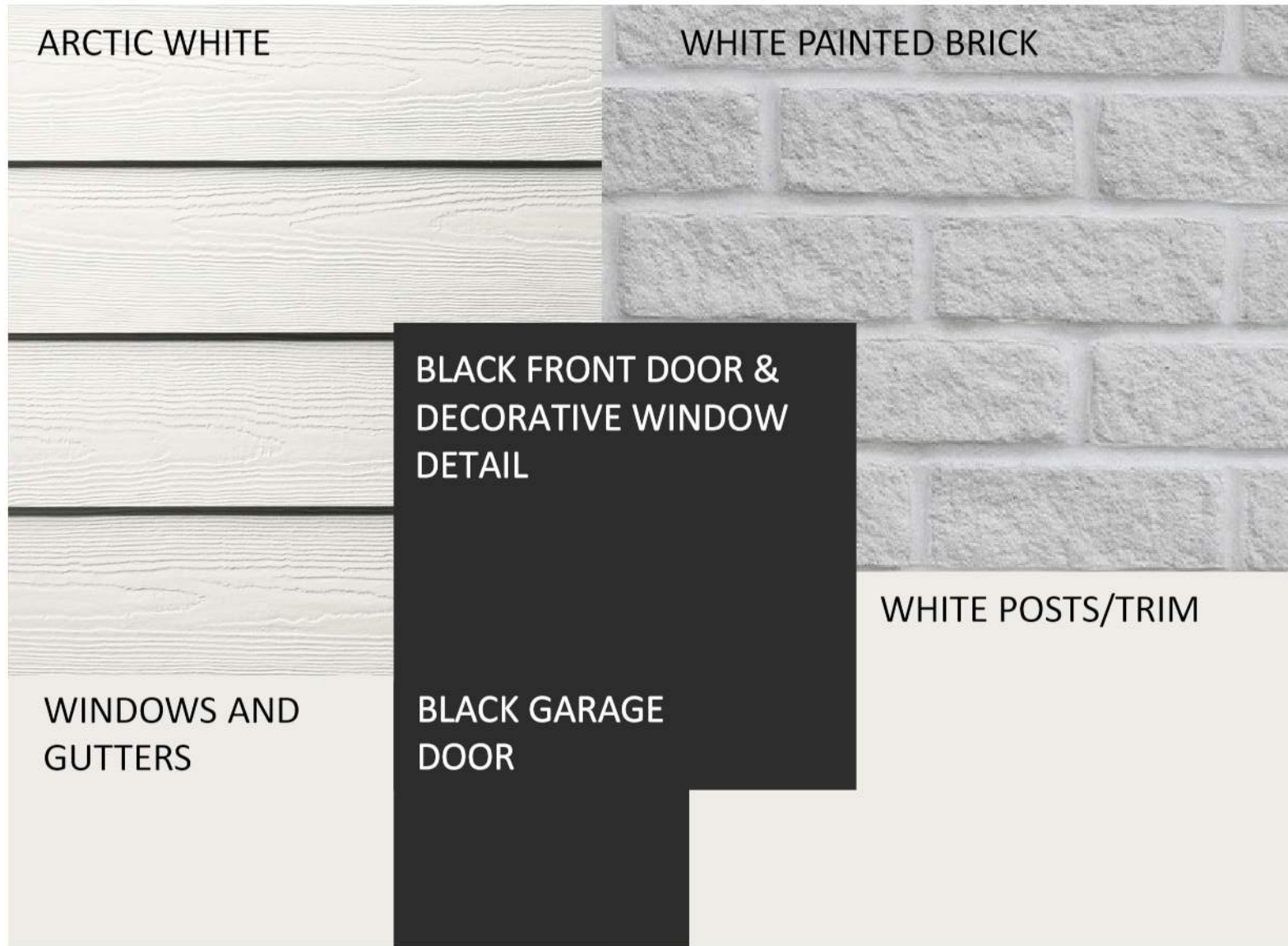


MCCALLIE PLAN (Plans 4 and 5)

SCHEME 1



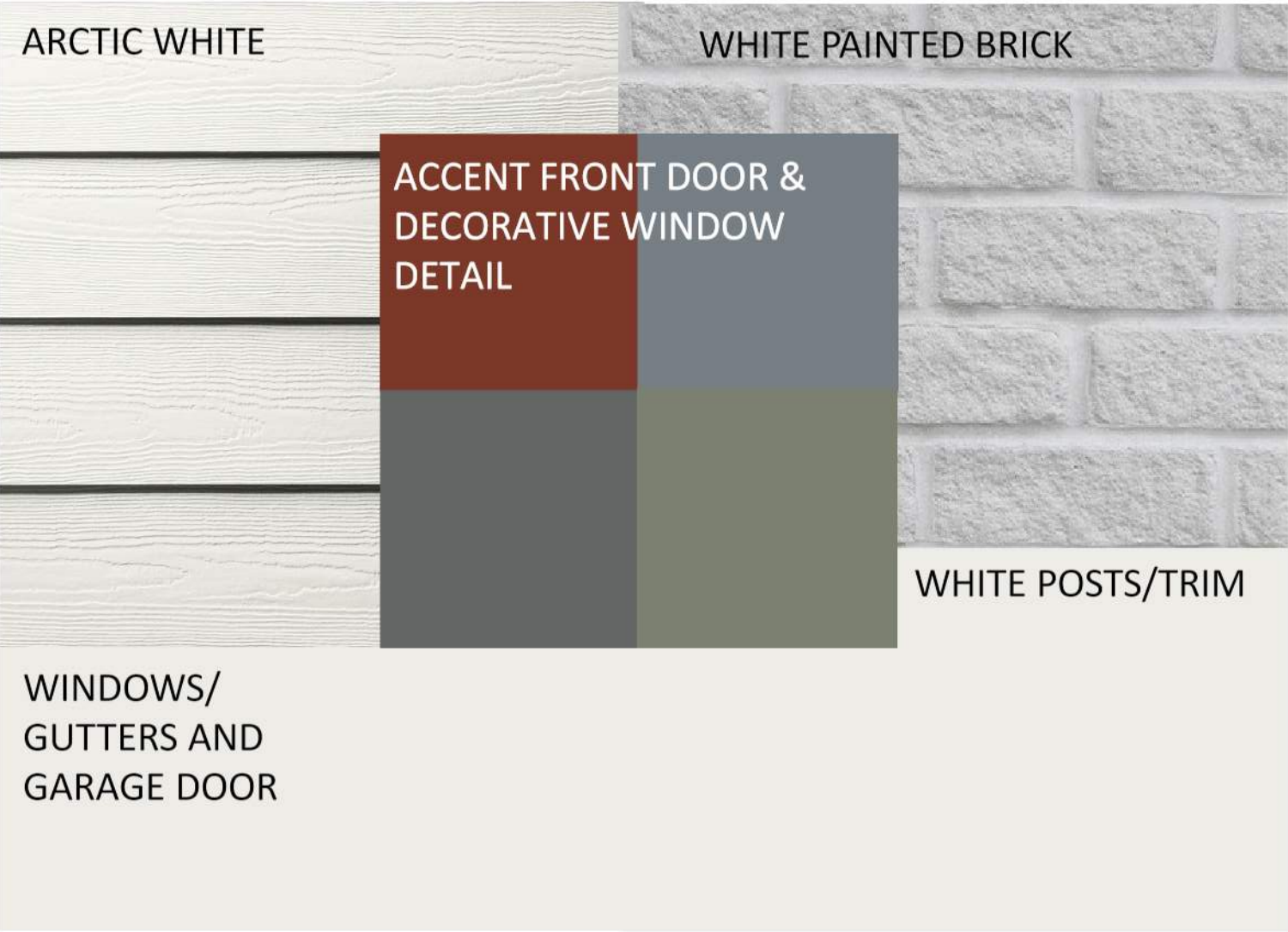
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SCHEME 3

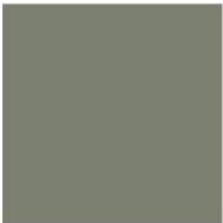
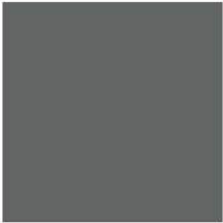
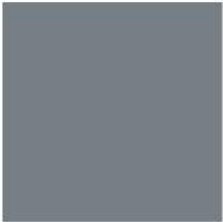


SCHEME 4



ACCENT DOOR OPTIONS

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- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 5

COBBLESTONE

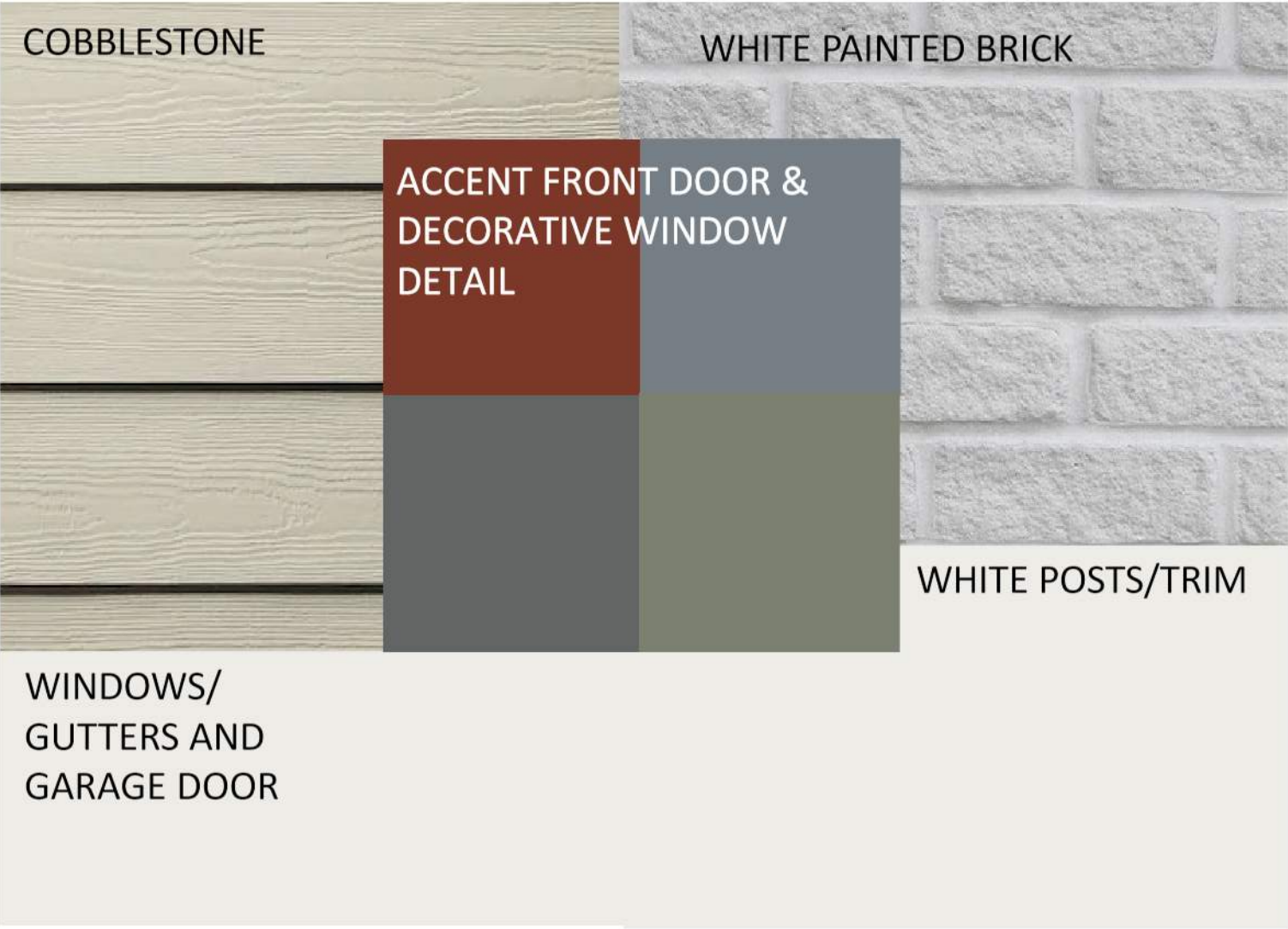
WHITE PAINTED BRICK

BLACK FRONT DOOR &
DECORATIVE WINDOW
DETAIL

WHITE POSTS/TRIM

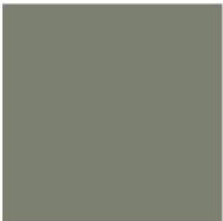
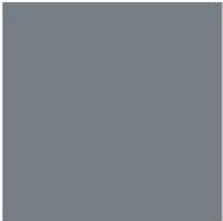
WINDOWS /GUTTERS
GARAGE DOOR

SCHEME 6



ACCENT DOOR OPTIONS

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- SW ROYCROFT PEWTER
- SW DRIED THYME



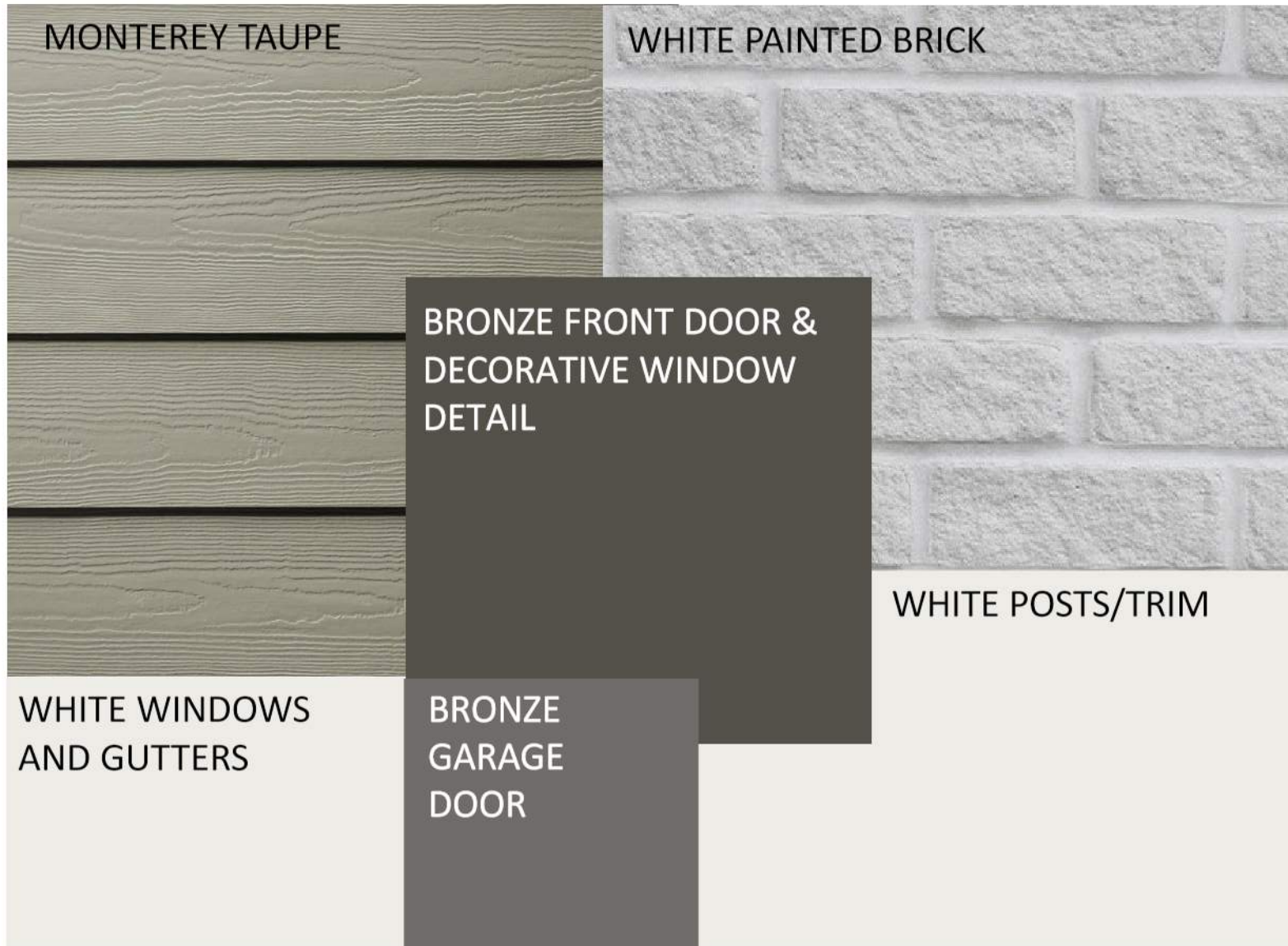
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SCHEME 8



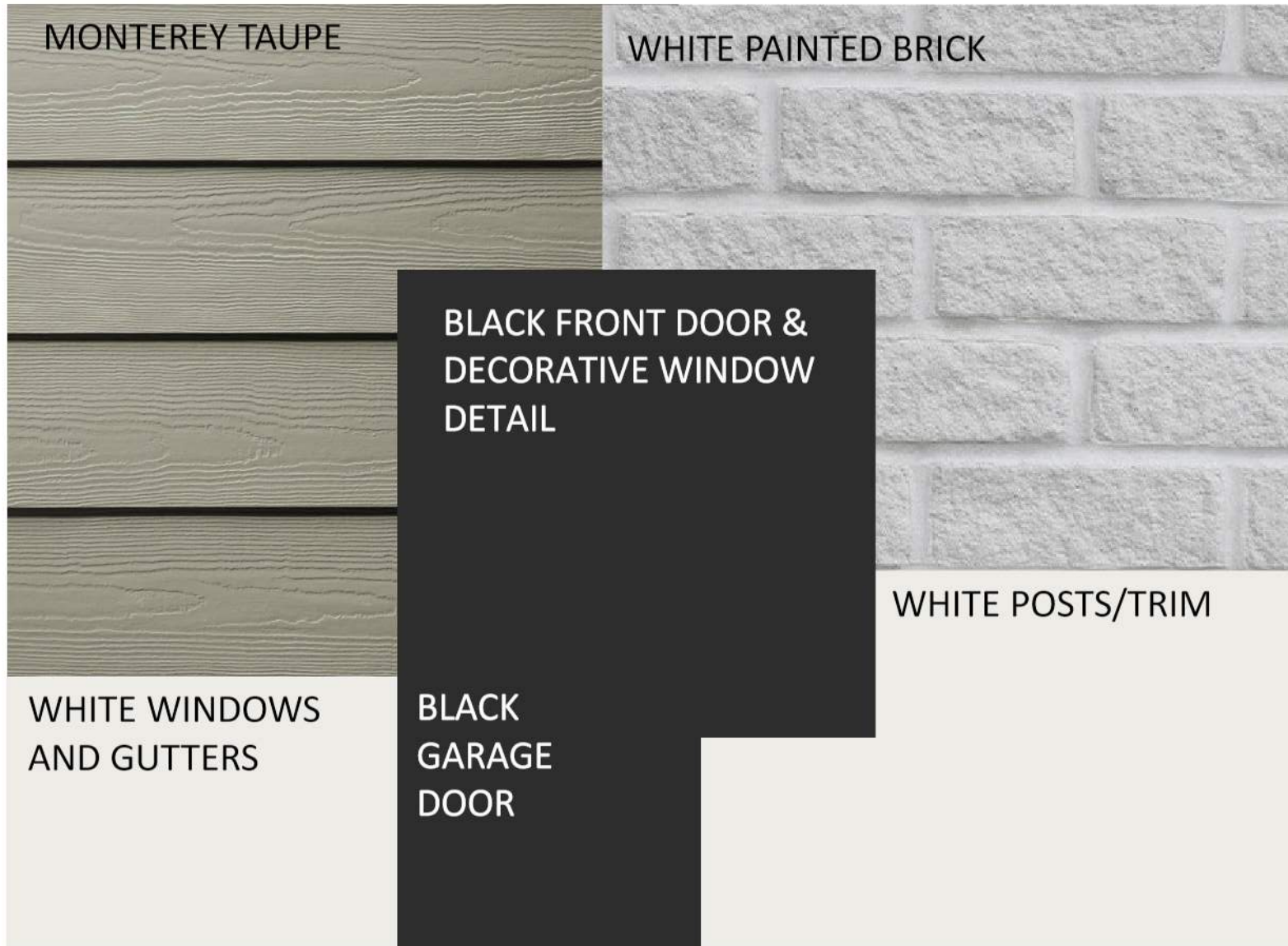
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SCHEME 10



SCHEME 11

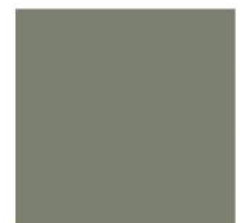
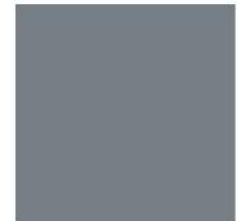


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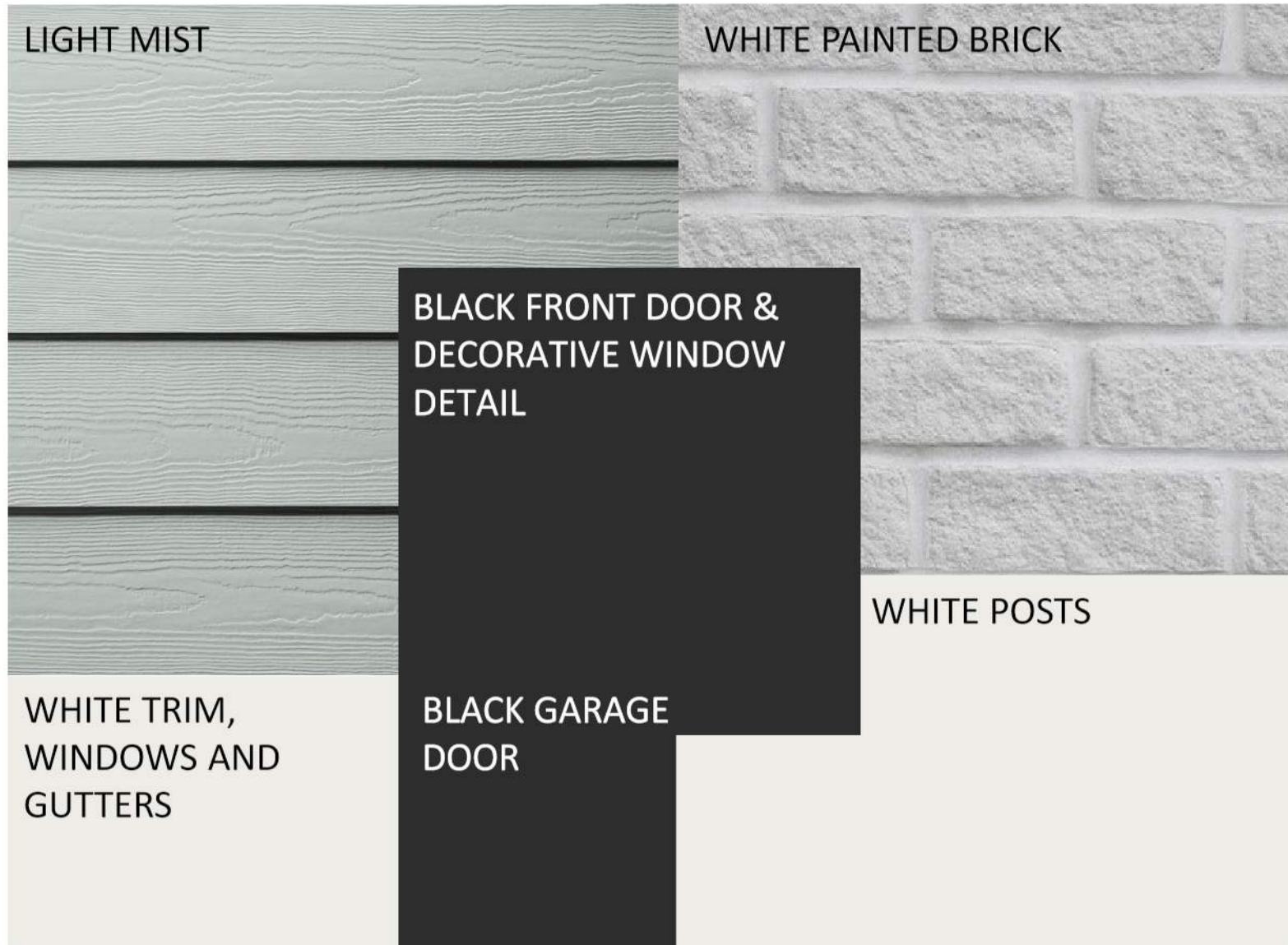


ACCENT DOOR OPTIONS

- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13



SCHEME 14

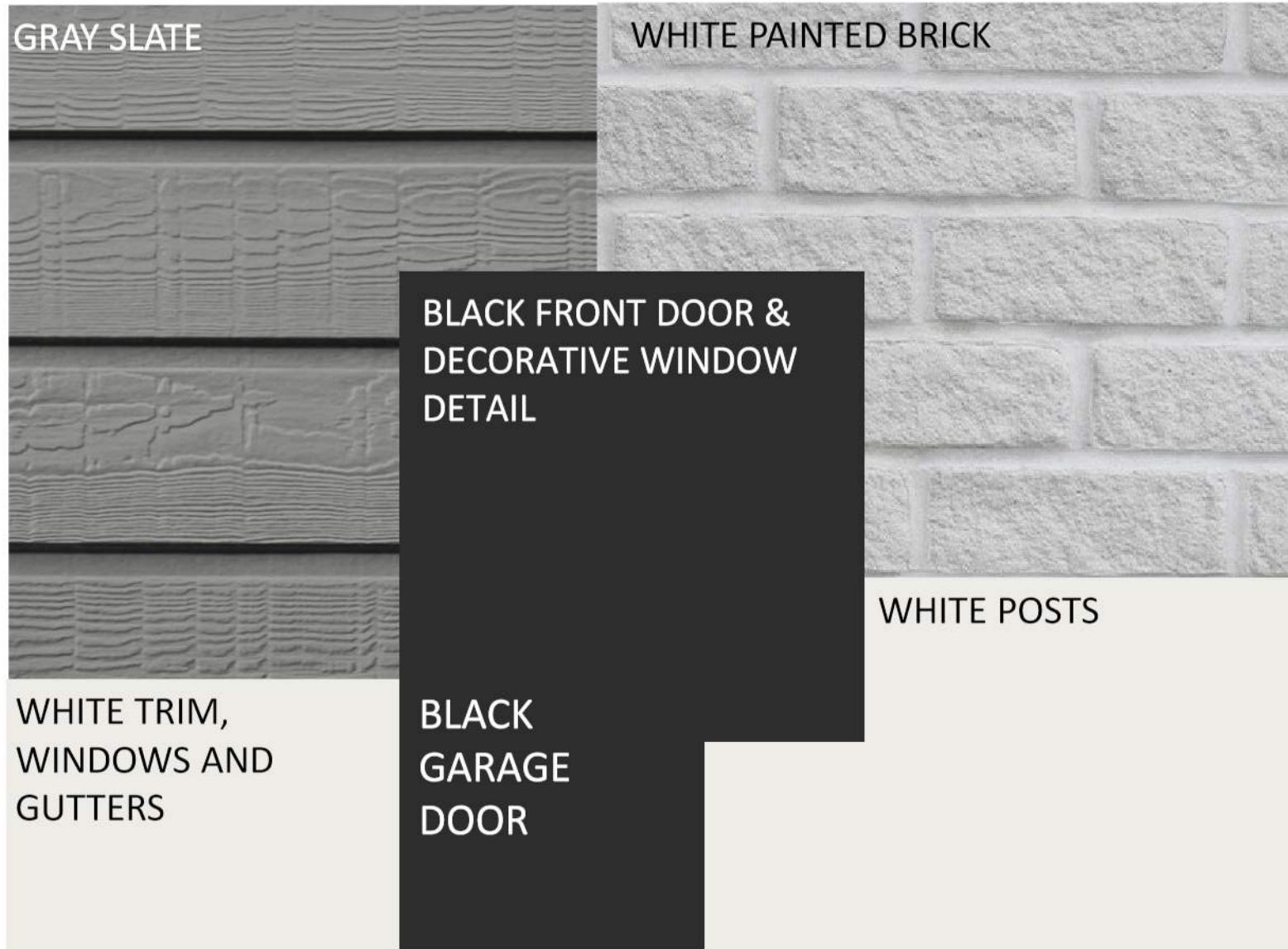


ACCENT DOOR OPTIONS

- SW DOWNING SLATE
- SW ROYCROFT PEWTER



SCHEME 15



SCHEME 16



SCHEME 17



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



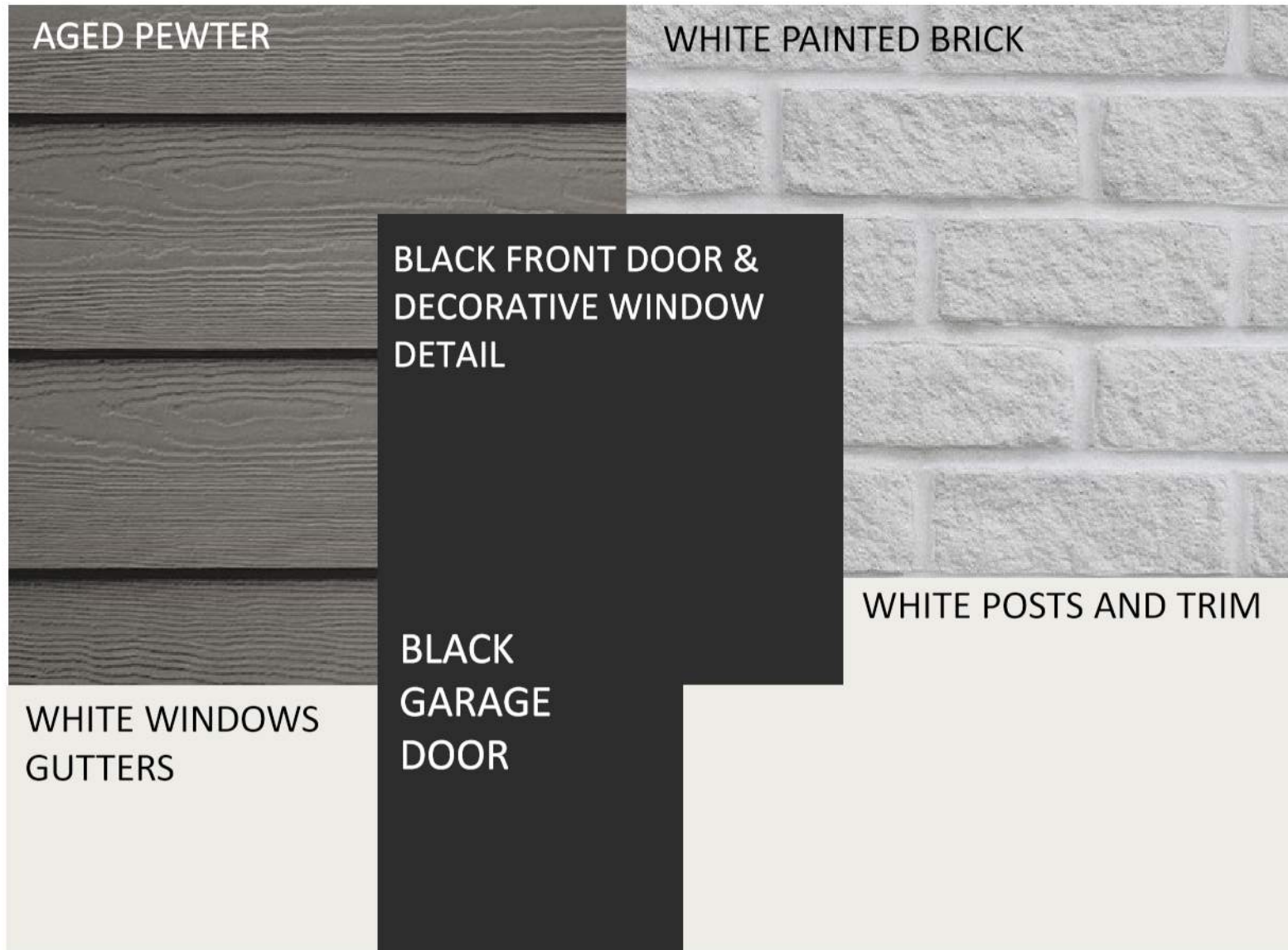
SCHEME 18



SCHEME 19



SCHEME 20



SCHEME 21

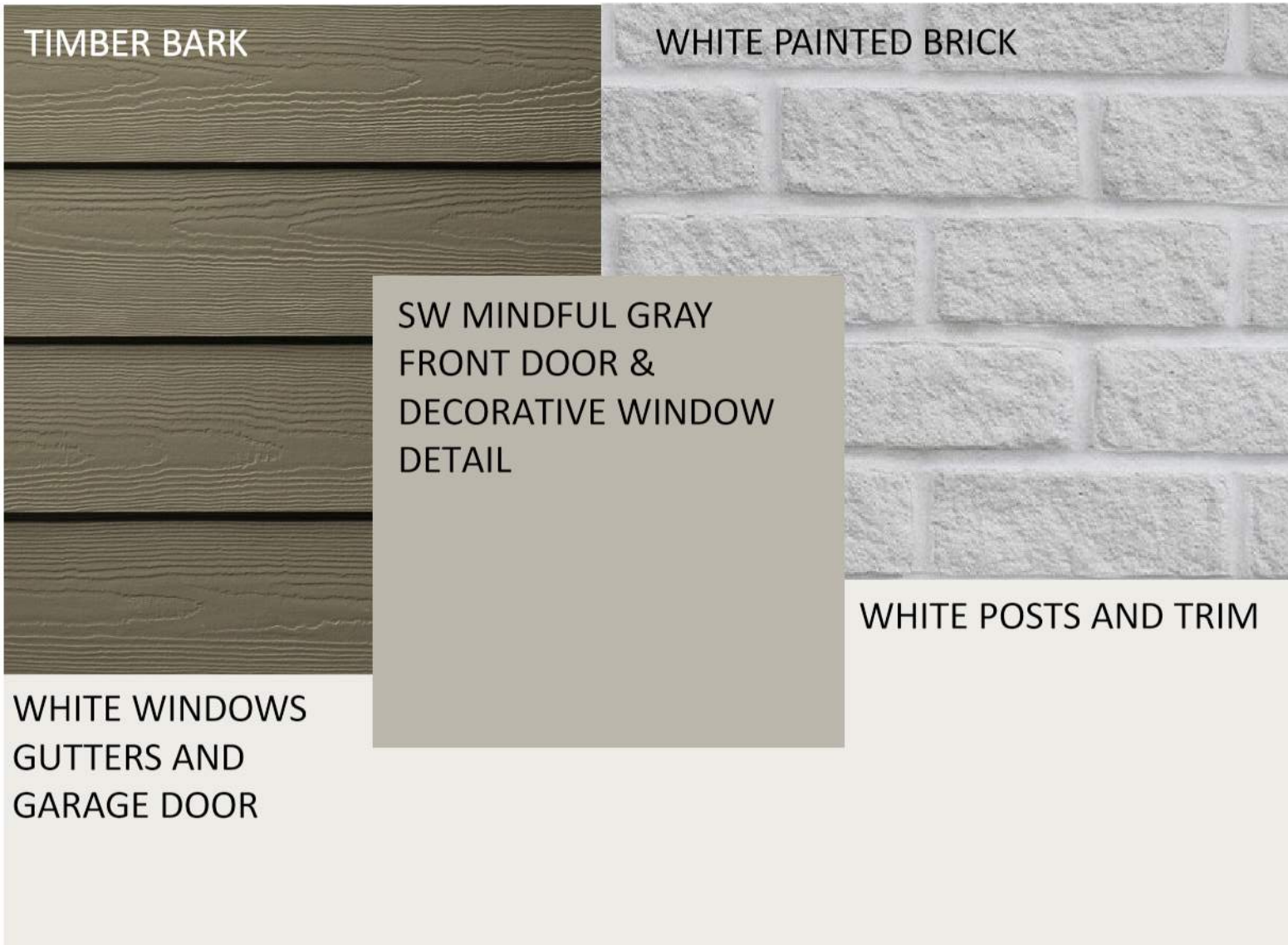


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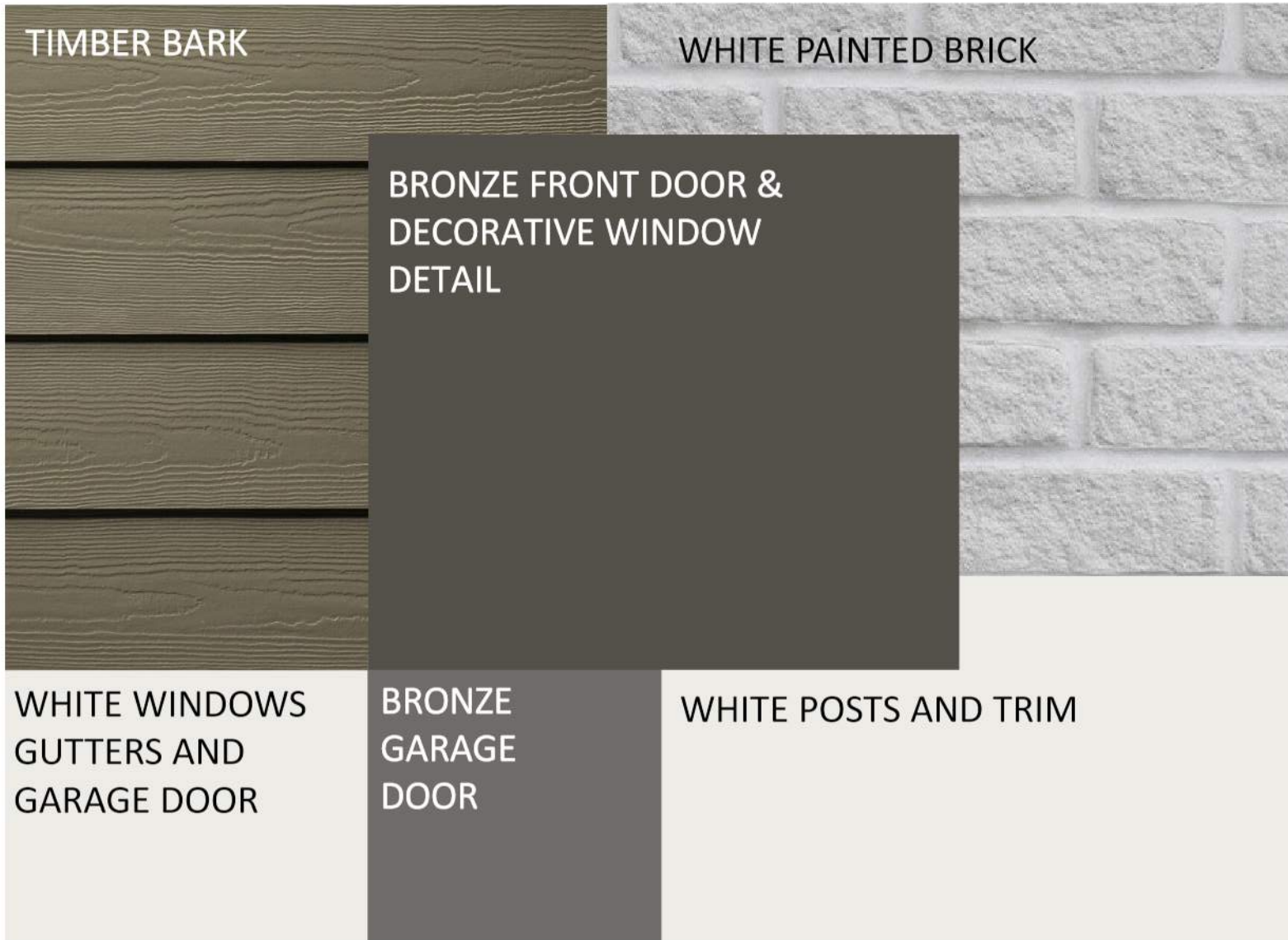
- SW ROYCROFT
COPPER RED



SCHEME 22



SCHEME 23



SCHEME 24



SCHEME 25

HEATHERED MOSS

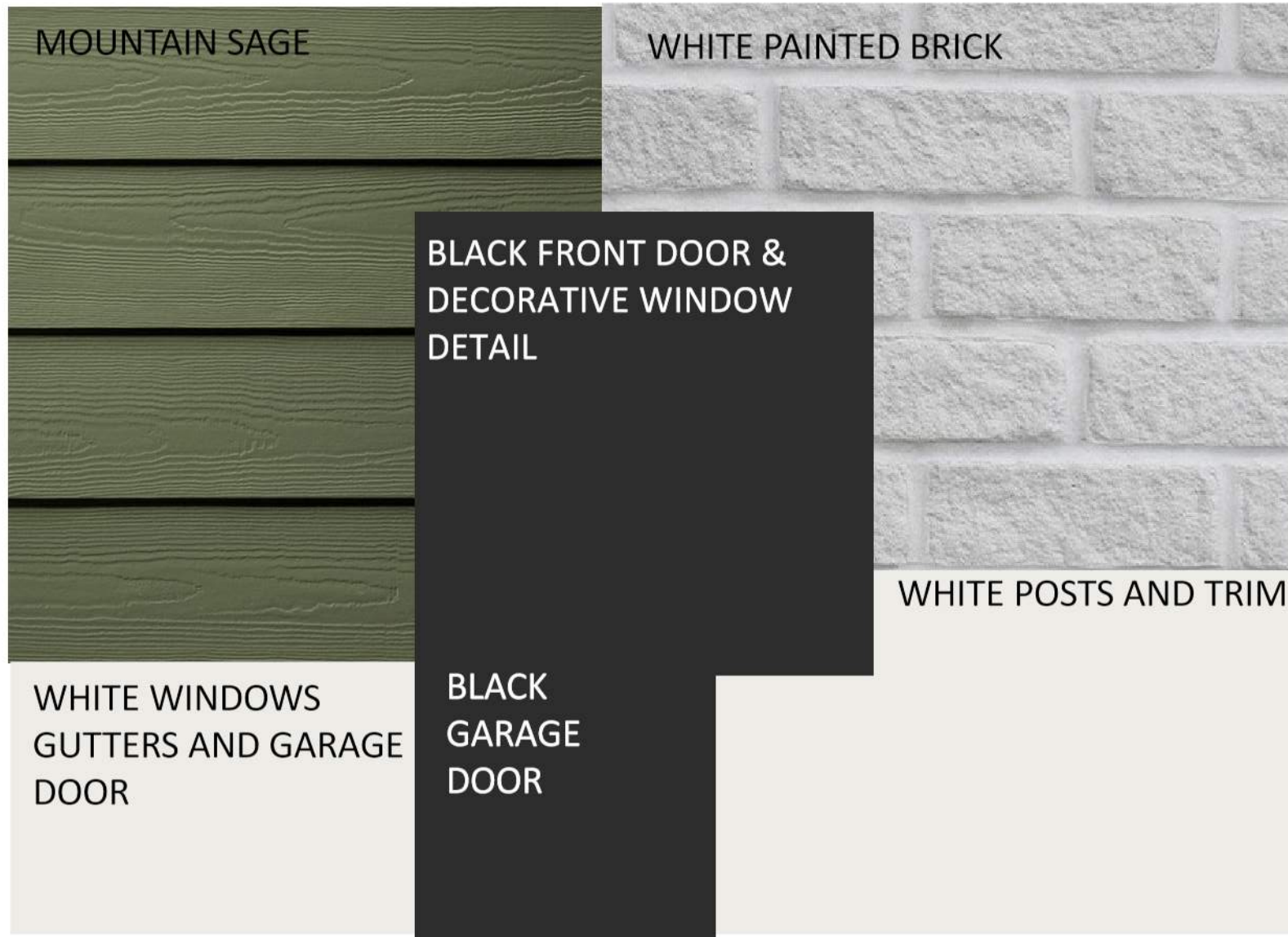
WHITE PAINTED BRICK

WHITE FRONT DOOR &
DECORATIVE WINDOW
DETAIL

WHITE WINDOWS
GUTTERS

WHITE POSTS AND TRIM

SCHEME 26



SCHEME 27

MOUNTAIN SAGE

WHITE PAINTED BRICK

WHITE FRONT DOOR &
DECORATIVE WINDOW
DETAIL

WHITE WINDOWS
GUTTERS AND GARAGE
DOOR

WHITE POSTS AND TRIM

Honey Farm Townhomes

Project #:	23-0145	Location:	Tax Map 51 Parcel 58.0
Applicant:	Adam Crunk	Case Type(s):	Preliminary PUD Master Plan
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Townhouses

PROJECT SUMMARY

The applicant requests approval of a Preliminary Planned Unit Development (PUD) Master Plan composed of 192 two- and three-story townhomes with accompanying Civic Spaces, roadway infrastructure, and utility extensions.

- The subject site is part of the larger Honey Farm area. The developer of the property also controls the commercial parcels enfronting Nashville Highway but is unrelated to the previous and current residential development east and south of the subject site.
- This iteration of the project was reviewed by the Development Review Committee (DRC) in May and June. The City Planner requested the second review to address items of concern related to site design. Planning, Engineering, the Office of the Fire Marshal, and the Wastewater Department have provided additional informal reviews.
- The proposed development is consistent with the future land use element of the comprehensive plan, Connect Columbia.
- The proposed Preliminary PUD Master Plan mostly conforms to the standards of the Zoning Ordinance. The applicant requested several deviations from the PUD-R standards. Staff analysis is provided below under the heading “Conformity with Zoning Ordinance.”
- The Wastewater Department identified localized sewer improvements necessary to serve the development. Staff requests that these off-site improvements by the developer be a condition of approval.
- Key comments from the DRC are listed in this report. Full technical comments, along with the applicant’s responses, are provided in the agenda packet.
- The Planning Commission is a **recommending body** for a Preliminary PUD Master Plan. Section 8.5.21.M of the Zoning Ordinance lists the criteria for Planning Commission action. Should the City Council approve the Preliminary PUD Master Plan, the Planning Commission will be the decision-making authority for the Final Master Plan, as well as any subdivision of the property.
- Commentary from professional planning staff is provided below. The commentary identifies recommended conditions of approval.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

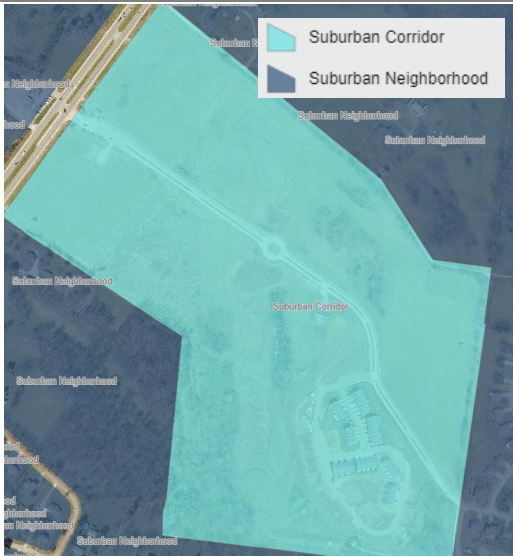


SITE INFORMATION

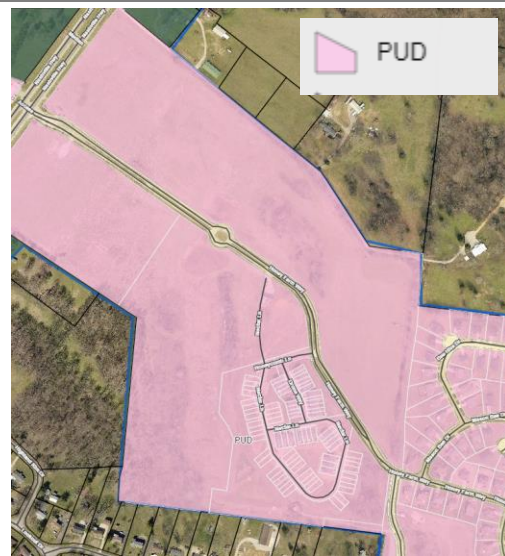
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Vacant	Vacant/ OHE Lines	+/- 25.87 acres



FUTURE LAND USE MAP



ZONING MAP



The subject site is part of the larger Honey Farm area which has developed piecemeal fashion under multiple PUD Master Plans since the mid-2000s. The property is bounded on the east and south by other residential PUDs. The property to the west is an undeveloped commercial property which is controlled by the same developer. The properties to the north and northeast are outside of the City of Columbia, but within its Urban Growth Boundary (UGB) and its planning area. Household Living accounts for all adjacent established land uses, in the form of both single-family detached homes and attached townhomes. The northern and eastern portions of the property are crossed by overhead transmission lines, which the applicant proposes to relocate. The property enfronts Honey Farm Way.

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Corridor	PUD-R	Vacant
North	Suburban Neighborhood	County	Single Family Detached
South	Suburban Corridor	PUD-R	Single Family Townhomes
East	Sub. Corridor/Sub. Neighborhood	PUD-R/County	Single Family Detached
West	Suburban Corridor	PUD-MU	Vacant

Staff reviewed a similar proposal for Preliminary PUD Master Plan last year (22-0334). The item was on track for the February 2023 agenda of the Planning Commission; however, the applicant withdrew that request. The Planning Commission approved subdivision of the property in May 2023, separating the subject site from commercial property under a separate PUD Master Plan (23-0097). Planning Commission recommended approval of that Master Plan (22-0204), allowing a self-storage facility and other undetermined commercial uses, in October 2022. The City Council approved the plan in December 2023. The applicant has until December 2025 to submit a Final PUD Master Plan for that development.

CONSISTENCY WITH CONNECT COLUMBIA

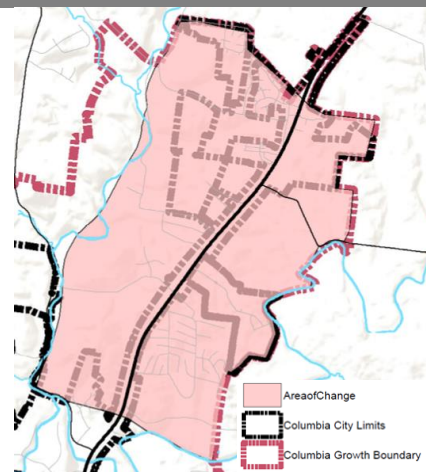
Suburban Corridor: The future land use of the subject site is Suburban Corridor. The Character Area is characterized by a mix of residential and commercial uses with intermixed and compatible civic uses. The Future Land Use Plan indicates that “the general development pattern is largely site specific” (Connect Columbia, p. 26). The specific character of the Corridor relies on the Area of Change determination. Development can take the form of single- and multi-use activity on a variety of lot sizes, depending on the surrounding development pattern (Connect Columbia, p. 26). The Character Area Matrix from page twenty-six of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-4C character district and PUDs.



CHARACTER AREA MATRIX				
	Development Pattern	Zoning Category and Uses	Infrastructure	Design Standard
SUBURBAN CORRIDOR	Is the property in an Area of Change?	Residential Uses: Low Density Residential, Medium High Residential, and High Residential Districts	Not in an Area of Change: Limited new services, with mostly in-fill enhancements to existing infrastructure.	<u>Scale:</u> Buildings should be compatible with the established character of the area.
	No: The development pattern is established. Changes to overall character of the area should rarely occur. Yes: The development pattern is evolving. Changes to area are likely as development occurs. New development should blend with existing, surrounding neighborhood assets.	Public and Civic Uses: Religious, Day Care, Government, Medical, and Educational Commercial Uses: Hotels, Recreational, Restaurants, Retail, Personal Services, Self-Service Storage, Vehicle Sales and Service, and Wholesale Trade Office Uses: All office uses	Within an Area of Change: Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	<u>Architecture:</u> New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. <u>Parking:</u> Parking should be contingent on the location of the site along the transect, becoming more subordinate to buildings as urbanity increases.

AREA OF CHANGE

The subject site is located in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern in the area was evolving. Changes to the area are likely, but new development should blend with existing neighborhood assets. The designation does not necessarily mean that any particular development proposal is consistent with Connect Columbia. It does mean that the Planning Commission has previously determined that in this area, the development character is not fixed and change is expected over time (Connect Columbia p. 14).



CONFORMITY WITH ZONING ORDINANCE

Land Uses

- **The Zoning Ordinance permits all proposed uses.**
 - The applicant proposes to develop the site entirely under the use of Household Living in Attached Dwelling –Townhouses as well as accessory community amenities.
 - Tables 4.3.9.1-A (p. 223) and 4.3.1-K (p. 161) permit these uses and structure types in a PUD-R development.

Lots, Building Sites & Bulk Standards

- **The proposed Preliminary PUD Master Plan depicts structures and building sites which generally conform to the standards of the PUD-R standards listed in Table 4.3.1-K of the Zoning Ordinance.**
 - The Ordinance requires an 18-foot minimum building site width. For Townhouses with each unit on its own Lot or Building Site, the Ordinance allows widths of 18 - 36 feet for single Townhouse.
 - The proposed Master Plan depicts townhomes with widths of 19 feet and 36 feet.
 - The Ordinance permits a maximum of eight attached Townhouse units.
 - The proposed Master Plan depicts structures with three, four, and six units.
 - Each structure must enfront a vehicular Thoroughfare or Internal Drive except that Up to 20% of lots or building sites may enfront a pedestrian path, passage, or walkway.
 - The proposed Master Plan depicts homes enfronting Thoroughfares with garages facing Alleys. Staff has some concern regarding the arrangement of Alleys which is discussed at the end of this report.
 - Front setbacks may range between a minimum of 15 feet and a maximum of 35 feet. The minimum rear setback is 10 feet.
 - The proposed Master Plan depicts homes with 15-foot front setbacks, 10-foot rear setbacks, and 20 feet of separation between buildings.
 - Townhomes have a maximum height of three stories, provided that any building exceeding 35 feet in height must obtain approval from the Fire Marshal prior to the issuance of a building permit.
 - The proposed Master Plan depicts two and three-story structures. However, the overall height of some of the three-story structures is significant. Staff has concerns about the compatibility of such tall structures on the site. These concerns are discussed in greater detail near the end of this report.

Parking

- **The proposed Preliminary PUD Master Plan depicts a combination of on-street, garage, and driveway parking that meets the requirements of the Ordinance for the principal residential uses.**
 - The proposed Master Plan provides 386 spaces in private garages, driveway parking for 24 additional vehicles, and 182 on-street spaces.
 - The proposed Master Plan includes parking for the amenity center on-street. Revision to the parking plan for the amenities may be necessary as part of subsequent reviews.

Blocks, Thoroughfares & Connectivity

- **The proposed PUD Preliminary Master Plan does not conform to the standard for block formation and size. The applicant has requested an exception to the block perimeter standard.**
 - The Zoning Ordinance requires that Thoroughfares on development sites be arranged to form blocks (§ 5.2.2.D, p.308).
 - Block formation allows the creation of lots with front-to-back discipline. This arrangement of public and private space (i.e. “Layers”) is the animating principle of the Ordinance.
 - A block perimeter may not exceed 2,000 feet (Table 4.3.1-K, p. 157; Table 5.2.2.D, p. 308).
 - Alleys are not Thoroughfares and may not be used to circumscribe blocks (See definitions in § 9.3).
 - The term block is defined in § 9.3 (p. 482) to include lots and building sites circumscribed by thoroughfares and alleys.
 - The design of the Alleys as depicted in the network of Alley B, C, F, and G provide general circulation rather than secondary access and therefore do not conform to the definition of Alley at § 9.3 (p.480).

Architecture

- **The Architectural Design Review (ART) has recommended approval of the facades of the proposed townhome buildings. However, the site design has impacted the architecture and the structures will likely require additional review before the project proceeds to a Final PUD Master Plan.**
 - Prior to review by the Planning Commission, the Architectural Design Review Team must review and make a recommendation on the design of all buildings in a Planned Unit Development (§ 8.5.21.L, p. 457).



- The Architectural Design Review Team (ART) recommended approval of the facades of the proposed townhome buildings.
- The review took several months. The ART was challenged to review a complete community under the PUD-R standards, which require variation of facades. In the end, the ART recommended approval of a pattern book with the understanding that the project would likely return for additional review.
- The pattern book depicts four floor plans with variations in façade arrangement and color scheme in order to create balanced and non-repetitious blocks, as required by Table 4.3.1-K of the Zoning Ordinance (p. 159).
- The required façade articulation is achieved primarily through changes in cladding material and trim color. These are detailed in the Elevations & Exterior Color Schemes section of the pattern book.
- The primary façade building materials are brick and cementitious siding, as permitted by Table 4.3.1-K (p. 161).
- In addition to townhome elevations, the pattern book also includes the design of the amenity building.
- The Master Plan appears to alter the design of the amenity center requiring additional review by the Design Review Team. Staff noted this change in technical comments. The applicant acknowledged the requirement.



Pattern Book Excerpt of Townhome Facades



Pattern Book Excerpt of Townhome Facades



Pattern Book Excerpt of Townhome Facades



Pattern Book Excerpt of Amenity Center Design

- Note: The Design Review Team has asked Planning Commission and Council to clarify the scope of design review for structures in residential PUDs. Staff's current interpretation of the Ordinance is that the Design Review team may evaluate and recommend a pattern book of the overall development. The applicant may subsequently return to Design Review for each phase of development with revisions and more detailed designs which conform to the overall aesthetic pattern of the Master Plan as approved by Planning Commission.

Civic Spaces

- **The proposed Preliminary PUD Master Plan provides the required Civic Space in the form of Playgrounds, Greens, and Pocket Parks dispersed throughout the development. Additional details may be required to determine the level of amenity provided to residents.**
 - Section 5.3.1 of Zoning Ordinance requires any development parcel¹ to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.
 - The applicant proposes to dedicate 1.34 acres (5.3%) of the 25.87-acre site to Civic Space.
 - Section 5.3.3 offers eight Civic Space types that include green space, natural areas, pocket parks, etc.
 - Each Civic Space type has its own standards for intent, size, frontage, character, and typical facilities.
 - Section 5.3.3.B further requires civic space designed and equipped as a playground within 800 feet of every lot or building site within a PUD-R development.
 - The applicant proposes to provide eleven Civic Spaces, primarily pocket parks, throughout the development.

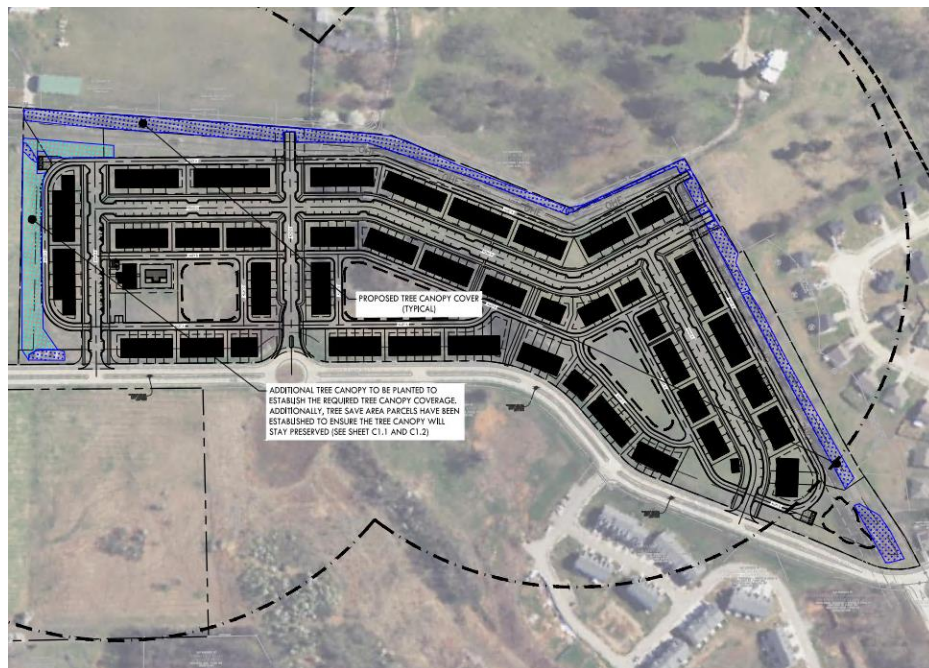
Type	Number	Area
Playground	2	0.13 acres
Green	1	0.50 acres
Community Garden	1	0.23 acres
Pocket Park	7	0.52 acres

- The applicant has shown some typical facilities including playground equipment and benches. The Planning Commission may determine that there is sufficient detail to establish the preliminary concept of development and require additional information at Final PUD Master Plan. At that time the applicant will need to show sufficient detail to confirm that the design of Civic Spaces conforms to the Ordinance.

¹ Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

Tree Preservation

- **Section 4.3.16 of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site.**
 - The applicant's tree preservation plan identifies 5.18 acres (20%) of the 25.87-acre site as existing tree canopy.
 - Table 4.3.16.L of the Ordinance requires retention of at least 48% of the existing canopy.
 - The applicant's tree preservation plan proposes to preserve and/or replant 48.3% of the existing tree canopy and identifies 2.5 acres of tree save areas.
 - After the site is developed, the plan provides 1.63 acres of the original existing canopy as well as 0.86 acres of replanted area.
 - Much of the area shown as tree save area is within or adjacent to powerline easements. The applicant proposes to relocate the powerlines. It is unclear how the powerline relocation and the grading of the site for development will affect the proposed tree save areas.
 - Development Services staff will confirm conformity with the standards of § 4.3.16 during subsequent reviews when more is known about conditions impacting potential tree save areas.



Tree Preservation Plan Provided by Applicant

Deviations and Exceptions

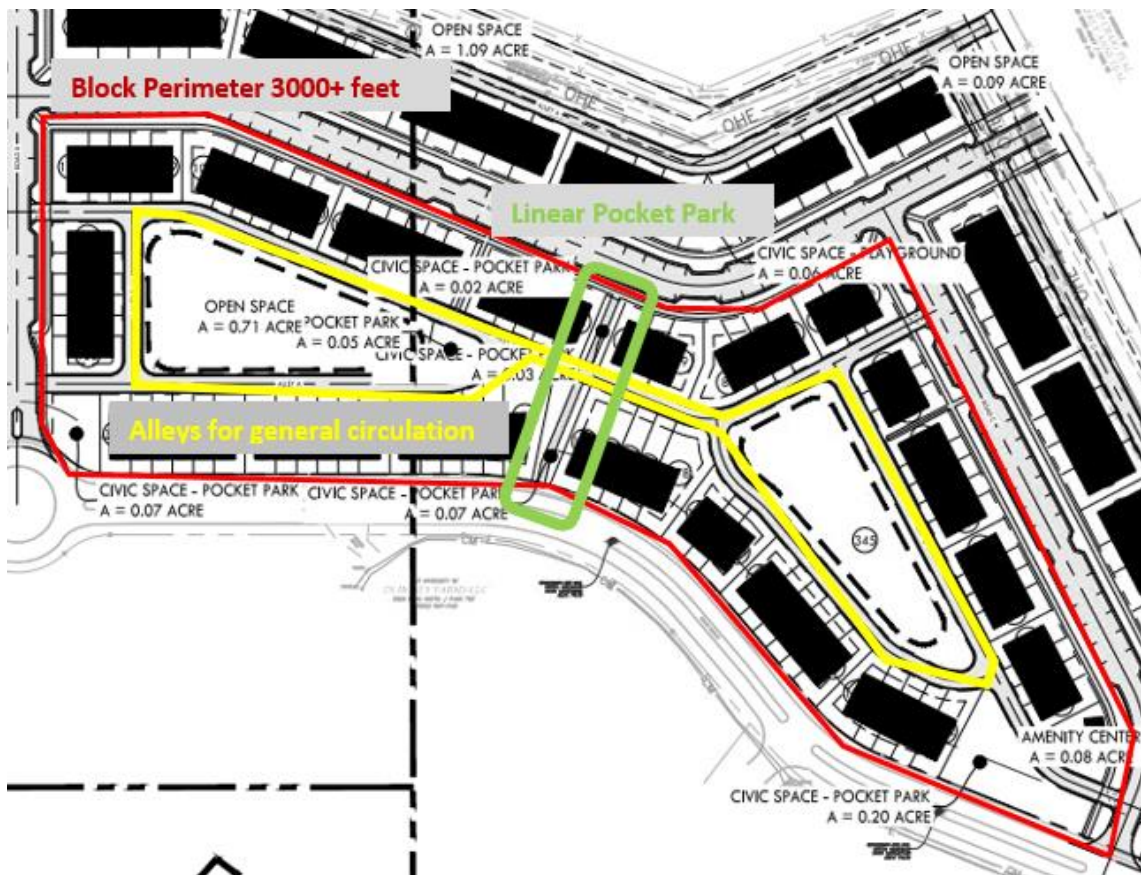
- **The Ordinance requires PUD Master Plans to conform to all PUD-R standards except where deviations and exemptions are specifically requested.**
 - The applicant has provided a list of requested exceptions from the PUD-R standards with explanations of how the proposed alternative provides an innovative plan that promotes quality design (§ 8.5.21.B.4, p.452).
 - The applicant believes that a Preliminary PUD Master Plan that incorporates the changes listed in the table below presents a superior design suited to the conditions of the site.

Feature	Authority	Standard	Deviation	Planning Staff
Project Buffer	§ 5.8.11	Project Buffers shall not contain any Street, Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley	The applicant proposes to construct a portion of a road within a required buffer.	Supported
Mail Kiosk Detail	ESS MD-03	Two parking stalls plus one per 25 mailboxes.	The applicant has omitted parking for the mail kiosk. Surplus parking is provided on-street.	Partially Supported
Block Perimeter	Table 4.3.1-K, § 5.2.2.D	Thoroughfares and Internal Drives shall be provided and designed to define Blocks not exceeding 2,000 feet.	Block perimeter greater than 3,000 feet bisected by a linear pocket park.	Partially Supported
Alleys	§ 5.2.2.E, § 9.3	An Alley is not intended for general traffic circulation. Alleys afford secondary access to Abutting property.	Utilize alleys b, c, f, and g for general circulation.	Not Supported

- **Planning staff agrees that most of the requested deviations present a plan of development appropriate to the specific site.**
 - The road stub within the project buffer provides for future connectivity.
 - The development provides a large amount of on-street parking and a walkable design. Dedicated parking for the mail center is not necessary. However, the plan



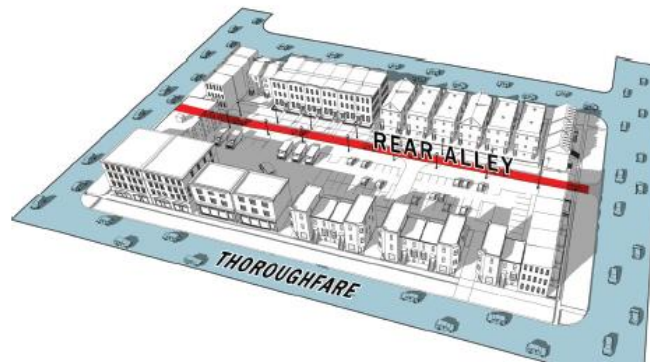
- should be revised to provide accessible parking spaces near the mail center linked by an accessible path.
- The large block does not conform to the standard or the intent for the Ordinance. The linear pocket park does break up the block and provide a pedestrian connection.
 - The use of Alleys for general circulation circumvents the standards of the Ordinance and effectively creates a Public Frontage within the Third Layer. The need for this deviation can be eliminated by redesigning the block.
 - The block permitier exception could be viable by widening the linear park to at least 50-feet, eliminating lots 175-178, and enfronting lots 89-91 on the liner park.



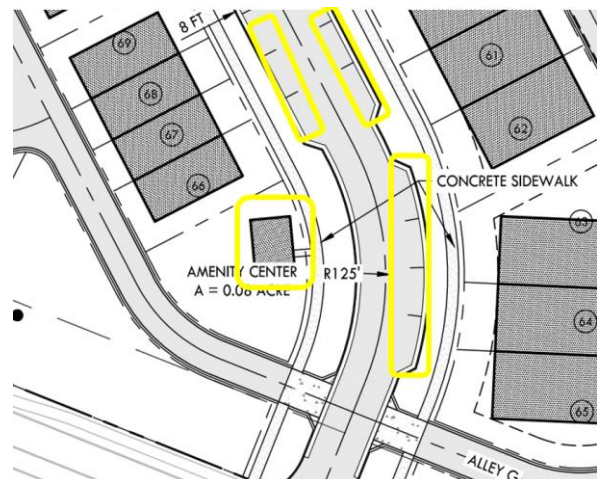
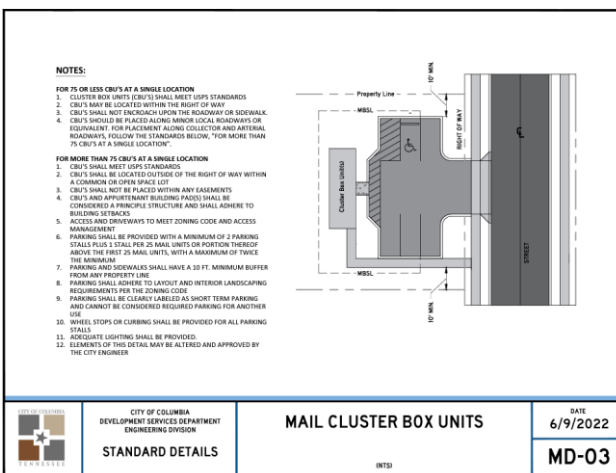
Staff Markup of Layout



ILLUSTRATION 9.3.A-2 ALLEY



Zoning Ordinance Illustration of Alley Providing Direct Secondary Access



L- ESS Standard for Mail Kiosk R-Applicant's Proposal with Staff Markup

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its meetings in May and June of 2023. Planning, Engineering, the Office of the Fire Marshal, and the Wastewater Department have provided additional courtesy reviews. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Engineering** noted that any approval is subject to the recommendations of the Traffic Impact Study and Site Construction Plan review.
- Engineering also required adjustments to the plan to revise retaining walls and reduce human-made slopes.
- **Planning** and Columbia Water System's (CPWS) consultant (Inflow) noted that the applicant's water availability letter has expired. The applicant responded that a new



letter would be forthcoming. This is a critical item that must be provided before the Planning Commission may recommend approval.

- **Planning** and the **Office of the Fire Marshal** have noted that due to topographic conditions, the true height of some townhome structures may be significant. The Zoning Ordinance defines and measures height differently than the Building and Fire codes.
 - The visual impact of the tall structures is described in Planning Staff Commentary. The applicant has acknowledged this concern and understands that building designs may need to be altered.
 - The 2018 International Building Code (IBC) regulates the height of buildings “above grade plane.” In contrast, the Zoning Ordinance is concerned with habitable stories, but defers to the Fire Marshal to regulate the overall height of buildings. The Fire Marshal has noted that any structure of more than four stories above grade plane must utilize sprinklers.
- **Columbia Power (CPWS)** noted that supply chain concerns could affect the timing of any development. This is a standard comment from the utility.
- **Public Works** recommended the use of private trash service. The applicant acknowledged this comment by reference to a comment from Public Works on a previous iteration of the development. At that time Public Works recommended the use of dumpsters or compactors. It is unclear whether a public or private entity will perform solid waste collection.
- **Maury County Schools** noted that the site is currently in the attendance zones of Battle Creek Elementary, Battle Creek Middle, Spring Hill High School. New construction or realignment of school attendance zones may be necessary to accommodate new students.
- **Wastewater** indicated that Honey Farm Pump Station #1 will need to be eliminated in order to ensure Honey Farm Pump Station #2 has the capacity necessary to serve the proposed development. The applicant acknowledged the comment and met with the Wastewater Engineer on June 23rd to discuss the details. The Wastewater Engineer has provided a letter to the Planning Commission describing the project.

REVIEW PROCESS

The Architectural Design Review Team has reviewed the design of proposed structures in the PUD as required by section **8.5.15.B.2** of the Zoning Ordinance.

The Development Review Committee reviewed the proposed Preliminary PUD Master Plan at its meetings in May and June of 2023, as required by section **8.5.21.K.5** of the Zoning Ordinance. Technical comments are provided in the agenda package and are summarized above.



Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make “recommendations to the City Council on a preliminary Master PUD Development Plan.”

Sections **8.5.21.B.3** and **8.5.21.M** of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. *[A]pproval of [...] a Master PUD Development Plan [is] subject to the Planning Commission’s and the City Council’s first making formal, written [...] that the proposed Development, such applications, and approvals:*

a. conforms to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. *Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.*

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the [...] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to render a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development.

If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U).

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

Planning staff is concerned that a portion of the development, as proposed, is incompatible with established adjacent land uses. Specifically, the townhomes enfronting Honey Farm Way may overwhelm the visual landscape. Staff recommends the condition that the homes enfronting Honey Farm Way not exceed two stories in order to provide a transition between the road and taller structures within the site.



The applicant provided a visual depiction of the townhomes enfronting Honey Farm Way, as well as a plan view depicting the change in grade between the right-of-way and the building site. The proposed townhomes are a little over forty-five feet tall measured from grade. The change in grade from the street to the building site adds approximately four feet to the visual impact of the structures. Excluding the Maury Regional Hospital complex and the Courthouse cupola, the townhomes will be among the tallest structures in the city. The structures will be as tall as City Hall viewed from Garden Street and almost as tall as the dome of First Presbyterian Church.

The height is permitted by the Ordinance. Tall townhomes are appropriate to some settings, like downtown and as a transition between multifamily and detached dwellings. However, the subject site is not adjacent to other tall structures. It is positioned on a hill above adjacent subdivisions comprised of two-story townhomes and one-story detached houses. If the Planning Commission decides to recommend approval of the Preliminary PUD Master Plan, staff recommends the condition that the homes enfronting Honey Farm Way not exceed two stories in order to provide a transition between the road and taller structures within the site.

Planning staff supports the requested exceptions from the PUD-R standards, subject to modification to lots 174-178 and 89-91.

The large block at the center of the development does not conform to the standards or the intent of the Ordinance. Similarly, the use of Alleys for general circulation circumvents the standards of the Ordinance and effectively creates a Public Frontage within the Third Layer. The linear pocket park does break up the block and provide a pedestrian connection. The requested exceptions to the maximum block perimeter and Alley definition could be resolved by widening the linear park to at least 50-feet, eliminating lots 175-178, and enfronting lots 89-91 on the liner park. This solution would also reduce the number of very tall structures enfronting Honey Farm Way.

The development will require off-site sanitary sewer improvements. Staff recommends that the developer commit to make these off-site improvements as a condition of approval.

Honey Farm Pump Station #2	
	Flow (GPM)
Total Capacity	320
<u>Unavailable Capacity</u>	
HF1	-180
~100 units existing	-35
<u>Available Capacity</u>	= 105
~430 units proposed	-150
<u>Over Capacity</u>	= -45

Planning staff has consulted with Wastewater Engineer Ryan Filipkowski regarding the capacity of the pump stations serving Honey Farm. He has provided a letter to the Planning Commission explaining his concerns. The cumulative wastewater flow of the proposed Preliminary PUD Master Plan, along with previously approved homes in Honey Farm, will exceed the capacity of the existing infrastructure.

Due to the concerns expressed by the Wastewater Department, Planning staff requests that approval of the proposed Preliminary PUD Master Plan be conditioned on the developer's agreement to install a gravity sewer main under Rutherford Creek to reroute the sewer shed of the lower portion of Honey Farm. This will eliminate the pump station currently serving the detached single-family homes located below the subject site.

Eliminating the pump station and rerouting the sewershed to gravity will free up capacity of the other pump station (referred to as HF2 in Mr. Filipkowski's letter). The proposed Preliminary PUD Master Plan accounts for 44% of the anticipated additional flow. It includes the incremental increase which will exceed the capacity of existing infrastructure. As noted by Mr. Filipkowski, the City has planned for incremental development to occur concurrent with a rerouting of the sewershed to gravity flow. There is a clear rational nexus between the improvements and the

requested development (but-for the increased number of homes, the existing pump stations could handle the flow). The improvements are roughly proportional to the impact of the development (the increment in excess of the current capacity is attributable to the proposed development).

SAMPE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 8.5.21 of the City of Columbia Zoning Ordinance have been satisfied, along with proposed deviations from the base standards which provide an innovative plan of development not achievable under the default PUD-MU standards, and recommend approval of the proposed Planned Unit Development Master Plan as presented [,subject to technical comments and other conditions presented by planning staff].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 8.5.21 of the City of Columbia Zoning Ordinance have been satisfied, along with proposed deviations from the base standards which provide an innovative plan of development not achievable under the default PUD-MU standards, and recommend approval of the proposed Planned Unit Development Master Plan as presented, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny recommend denial of the requested Planned Unit Development Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 8.5.21 of the City of Columbia Zoning Ordinance are not satisfied, that the proposed Master Plan does not conform to the PUD-MU standards, and does not provide an innovative plan of development [*list any other reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services

931-560-1560

AGENDA ITEM TITLE:

1ST CONSIDERATION OF ORDINANCE NO. 4475 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT)

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4475 on first consideration and establish September 14, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting that the majority of the Carriage Hills Subdivision, approximately 55 lots, be rezoned from CD-3 (Neighborhood Large Lot) to CD-3L (Neighborhood Large Lot Character District). The lots are established in the subdivision and no changes are anticipated. The CD-3L zoning district permits the use of a single family detached dwelling. There are three existing lots that only have a portion of the property within the city limits. The Planning Commission reviewed this request and recommended a denial with a vote of five to one based on Article 8.5.19.H.4.e, *Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.*

ATTACHMENTS: Ordinance 4475; Exhibit A; Exhibit B; Staff Report; Concept Plan.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District).

Section 2: Said properties to be rezoned, being lots 1-16; 18-28; 31-34; 36-38; 41-44; portions of 45-47; 48-55; and 57-62, in the Carriage Hills Subdivision are located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of July, 2023, and after a public hearing held on the 14th day of September, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of September, 2023.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

File
 Lenders Title Company
 Columbia Office
 811 Hatcher Lane, Ste B
 Columbia, TN. 38401

WARRANTY DEED BK/PG: R2879/1250-1251 22019355 2 PGS.AL-WARRANTY DEED NANCY BATCH 290675 10/12/2022 - 01:52 PM VALUE 439900.00 MORTGAGE TAX 0.00 TRANSFER TAX 1627.63 RECORDING FEE 10.00 ARCHIVE FEE 0.00 DP FEE 2.00 REGISTER'S FEE 1.00 TOTAL AMOUNT 1640.63 STATE OF TENNESSEE, MAURY COUNTY JOHN FLEMING REGISTER OF DEEDS	STATE OF TENNESSEE COUNTY OF WILLIAMSON MAURY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$439,900.00 <i>[Signature]</i> Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <u>11th</u> DAY OF <u>October</u>, 2022 <i>[Signature]</i> Notary Public MY COMMISSION EXPIRES: <u>2-25-24</u> (AFFIX SEAL)
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MST 2022-1337

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
 Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS		
Vernon Burdett and Nita Burdett husband and wife			<i>Liberty Federal Credit Union</i>			066K-A-007.00		
(NAME)			(NAME)					
112 Concord Drive			<i>4401 Theater Drive</i>					
(ADDRESS)			(ADDRESS)					
Columbia, TN 38401			<i>Etansville IN 47715</i>					
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)			

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Melton and Tonyanna Rose Melton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon Burdett and Nita Burdett husband and wife**, HEREINAFTER CALLED THE GRANTEEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 7 on the Plan of Carriage Hills Subdivision., Section 1, of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

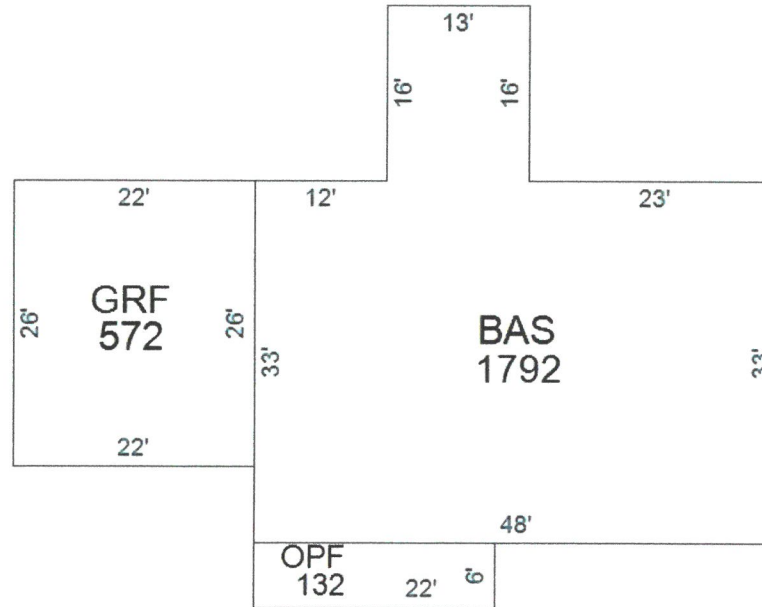
Being the same property conveyed to Michael Melton and Tonyanna Rose Melton, husband and wife by Warranty deed from Kerlind Investment Group, LLC, a Tennessee Limited Liability Company of record in Book R2557, page 1445, Register's Office for Maury County, Tennessee, dated May 20, 2019 and recorded on May 24, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 5, Page 282, Register's Office for Maury County, Tennessee. Restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, in the Register's Office for Maury County, Tennessee. Easement for Gas Pipeline of record in Book 765, Page 696, in the Register's Office for Maury County, Tennessee.

112 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	007.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 7	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K		Updated 10/28/2022
BURDETT VERNON ETUX NITA BURDETT 112 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 115X178.25 IRR.					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 1 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 04 Siding Average	Attic
Heating Fuel	
Year Built 1987	Eff Yr Built 2006
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 6	Total Fixtures 6
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Add'l Sty	Add'l Sty
Info Src 3	Occ 0
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
1,792	1,174
1	1
1.21	1,792
2022	16
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN 259,770	46,280
306,050	170.79
Dwelling Factor	
RCNLD 207,820	37,020
244,840	136.63
Dwelling Value	244,840
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	1,792
OPF	132
0	42.65
5,630	
GRF	572
0	71.07
40,650	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	248,000
TOTAL APPRAISAL	308,000
GREENBELT APR	
ASSESSMENT	77,000
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	308,000
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1987	1987	1	C	1			2500	UN	2,500	100		1	2,500
PTO	Patio	1987	2000	192	C	1	12X16		9.5833	AV	1,840	34		1	630

Total OBY
Value
3,130

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		115	178	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/07/2022	R2879	1250	439,900	439,900	I	WD	A	BURDETT VERNON ETUX NITA BURDETT
05/20/2019	R2557	1445	179,000	179,000	I	WD	A	MELTON MICHAEL ETUX TONYANNA R
11/30/2016	R2404	1118				QC		KERLIND INVESTMENT GROUP LLC
09/29/2015	R2341	400	135,000	135,000	I	WD	I	BAILEY THOMAS ETUX DOROTHY

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*R1944-76 SUB TRUSTEE*JG
CHG AREA CODE*FN*CHG EYB & SHAPE R10/32*JG*CHG EYB*R10/42*FN
R2404-1118 ALSO 43N-F-6*JG*R18: CHG QLTY PER 32 *CB -R22: CHG WDK/PTO PER 32 *CB

file: F. Dale

THIS INSTRUMENT PREPARED BY:
STEENBERGEN & GREFSENG
ATTORNEYS AT LAW
COLUMBIA, TENNESSEE 38401

TAX MAP: 66K, GROUP A
PARCEL: 12

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, John H. Bliss and wife, Jacquelyn K. Bliss, have this day sold and by these presents do hereby bargain, sell, transfer and convey unto Barbara Bartley, a single person, her heirs and assigns, the following described property located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly bounded and described as follows, to wit:

Being Lot 9 of Carriage Hills Subdivision, Section 1 as shown on the plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Sellers by deed of record in Book 815, Page 581, Register's Office of Maury County, Tennessee, and also known as Parcel 12 on Map 66K, Group A in the Tax Assessor's Office of Maury County, Tennessee.

This is the same description as was contained in the last deed of record.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, together with all rights, title, interest, easements, appurtenances and hereditaments thereunto belonging in fee simple forever.

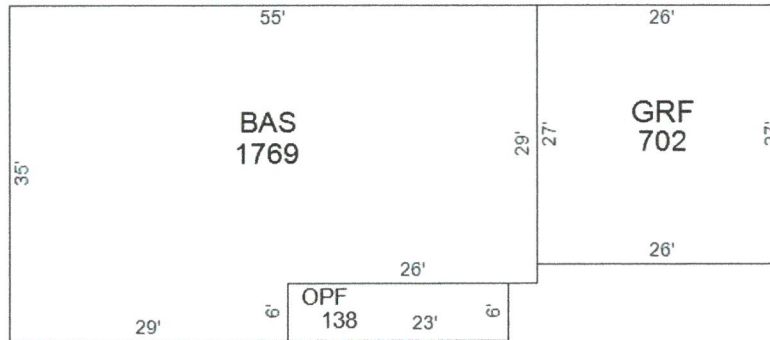
WE DO COVENANT with the said Barbara Bartley, her heirs and assigns, that we are lawfully seized and possessed of said above described tract or parcel of real estate, have a good and lawful right to sell and convey the same and that the same is unencumbered except for building restrictions of record, minimum building set back lines and utility and drainage easements as shown on the recorded plat and current year's property taxes which are pro-rated and assumed by grantee.

WE FURTHER COVENANT and bind ourselves, our heirs and personal representatives to warrant and forever defend the title to said above described tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, against the lawful

103 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	012.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0009	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K		
FORD BARBARA J 103 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		
	Additional Description					SSD2			Updated 10/27/2022			
						Total Land Units		1	Printed 03/17/2023			
						Deed Acres		0	Card: 1 of 1			
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 1 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 11 Common Brick	Attic
Heating Fuel	
Year Built 1987	Eff Yr Built 2002
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 6	Total Fixtures 6
Wood FP Stacks	Openings
Add'l Sty	Prefab
Add'l Sty	
Info Src 3	Occ 1
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 03 Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
Factors	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
1,769	1.16
1	1.07
1.21	1,769
2022	20
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN 269,530	55,770
325,300	183.89
Dwelling Factor	
RCNLD 215,620	44,610
260,230	147.11
Dwelling Value	
260,230	260,230
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	1,769
0	0
42.61	5,880
OPF	138
0	0
71.07	49,890
GRF	702
0	0
71.07	49,890



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	265,300
TOTAL APPRAISAL	325,300
GREENBELT APR	
ASSESSMENT	81,325
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	325,300
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	2006	2006	1	C	1			2000	UN	2,000	100		1	2,000
WDK	Wood Deck	2006	2006	360	C	1	12X30		16.1111	AV	5,800	52		1	3,020

Total OBY Value
5,020

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32
BUILDING PERMITS		
Date	Type	Status
		Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		130	170	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/01/1991	1121	645	86,000	86,000	I	WD	A	BARTLEY BARBARA
06/30/1989	815	581	85,900	85,900	I	WD	A	HARMON WILLIAM
09/29/1986	761	233						HARMON WILLIAM

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
CHG EYB & COMBINE DECKS R10/32*JG*CHG ELEC TO 03 &
EYB*R10/H*FN
R18: CHG QLTY PER 32 *CB

BK/PG: R2752/412-413

21015576

2 PGS:AL-WARRANTY DEED	
BECKY BATCH: 252599	07/20/2021 - 10:00 AM
VALUE	290000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1073.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1086.00

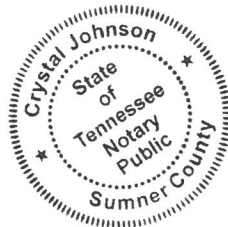
STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
\$290,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174



Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF JULY, 2021

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

18-NSH21-02208

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Johnson 104 Concord Drive Columbia, TN 38401	New Owner PO BOX 1148 Franklin, TN 37065	Tax Map(s): 066K-A-003.00 000 Parcel ID(s): 066K A 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 (\$10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barry Alan Kent, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Johnson, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows: to-wit:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 3, Carriage Hills Subd. Sec. 1, as shown on plat of record in Plat Book 5, Page 282.
Register's Office of Maury County, Tennessee.

Being the same property conveyed to Barry Alan Kent, a single man by Warranty Deed from Janice F. Smith, a single woman of record in Book R2449, Page 153, in the Register's Office of Maury County, Tennessee, dated August 07, 2017 and recorded on August 14, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **104 Concord Drive, Columbia, TN 38401**

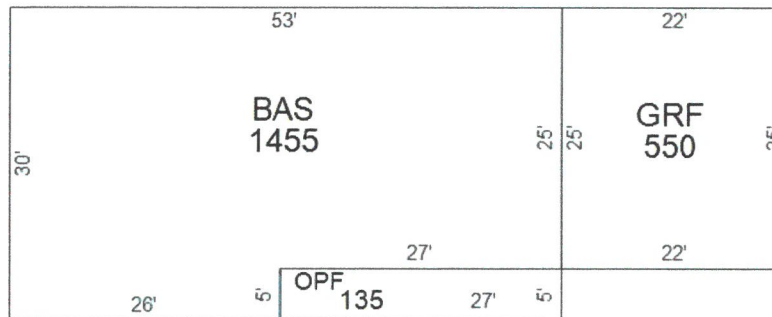
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

104 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	003.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 3	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K		Updated 10/27/2022
JOHNSON MICHAEL 104 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 120X175					Total Land Units		1		Card: 1 of 1		
						Deed Acres		0				
					Calculated Acres		0		Page: 1 of 1			

DWELLING DATA

Improv Type	01 Single Family				Lower Level	1 No Basement					
Stories	1 Story Frame				Heating/Air	8 Heat And Cooling Pkg					
Exterior Wall	11 Common Brick				Attic						
Heating Fuel											
Year Built	1980	Eff Yr Built	2008	Rooms	0	Bedrooms	0				
Full Baths		Half Baths		Add'l Fixtures	6	Total Fixtures	6				
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty				
Info Src	3	Occ	0	Rental: Src		Year	0	Amount	0	Sched	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination				
Floor System	04	Wood W/ Sub Floor			Interior Finish	10	Panel-Plast-Drywall				
Party Wall	00	None			Paint/Decor	04	Above Average				
Struct. Frame	00	None			Bath Tile	00	None				
Roof Framing	02	Gable/Hip			Electrical	03	Average				
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design				
Cab/Millwork	04	Above Average									
Quality	2 : Above Average			Condition	Average			Class:			
Prorate	Date		Factor		% Comp		Cost & Design 0				
Depr: Physical	14	Other Phys		Functional		External		% Good 86			
	Factors										
GFLA	Area		Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor		
1,455	.973		1	1.07	1.21	1,455	2022	14	1.00		
	Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete				
RCN	230,580		44,840		275,420	189.29	Dwelling Factor		1		
RCNLD	198,300		38,560		236,860	162.79	Dwelling Value		236,860		
AREAS: Lower Floor		First & Above			Area	% SFLA	Rate		RCN		
	BAS				1,455						
	OPF				135	0	42.67		5,760		
	GRF				550	0	71.05		39,080		



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	239,300
TOTAL APPRAISAL	299,300
GREENBELT APR	
ASSESSMENT	74,825
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	299,300
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
Electricity	03 Public / Individual
Gas	01 Public
Topo	00 None
Road Type	0 Level
Delete Next Year	3 Paved
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	Patio	2006	2006	80	C	1	8X10		9.625	AV	770	52		1	400
DRW	Driveway	2006	2006	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY
Value
2,400

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	04
BUILDING PERMITS		
Date	Type	Status
		Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		120	175	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/14/2021	R2752	412	290,000	290,000	I	WD	A	JOHNSON MICHAEL
08/07/2017	R2449	153	185,500	185,500	I	WD	A	KENT BARRY ALAN
04/30/1997	1329	272	102,000	102,000	I	WD	A	SMITH JANICE F
04/19/1993	1179	1	10	10	I	QC	D	GABBERT KATHLEEN A

NOTES

FOR 06:CHG WD DECK TO PATIO PER 32*INCR LAND PRICE*R06FN
06>CHG AREA CO*R06JS*FN*CHG PATIO EYB*R10/32*JG*
R2014:32 INCREASE DRWY*LDS

This instrument prepared by Thomas Napier Gordon, Attorney,
Columbia, Tennessee.

D E E D

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, PAUL SCRIBNER, a single person, have this day bargained and sold, and do by these presents sell, transfer and convey unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 11 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.

For source of title see deeds recorded in Book 631, Page 347 and Book 649, Page 594 of the Register's Office of Maury County, Tennessee.

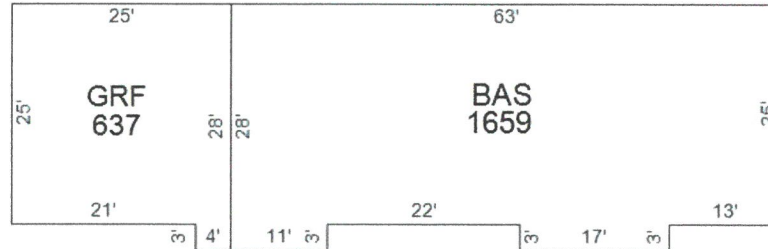
TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining, unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I, PAUL SCRIBNER, covenant with the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, that I am lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey the same, and that said property is unencumbered except for subdivision restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 of the Register's Office of Maury County, Tennessee, and any building setback lines and utility and drainage easements imposed by the plat of said subdivision; and I do further covenant and bind myself, my heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, their

107 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	010.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0011	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066K	
KELLEY EDDIE D ETUX SHIRLEY H 107 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Updated 10/27/2022
	Additional Description					SSD2					Printed 03/17/2023	
	Dimensions 130X170					Total Land Units		1		Card: 1 of 1		
						Deed Acres		0				
						Calculated Acres		0		Page: 1 of 1		

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 1 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 11 Common Brick	Attic
Heating Fuel	
Year Built 1980	Eff Yr Built 2002
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 6	Total Fixtures 6
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Add'l Sty	Add'l Sty
Info Src 3	Occ 0
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 10 Panel-Plast-Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate	Date
Factor	% Comp
Cost & Design 0	
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
Factors	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
1,659	1.095
1	1.07
1.21	1,659
2022	20
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN 258,940	45,270
304,210	183.37
% Complete	
Dwelling Factor	
Dwelling Value	243,370
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	1,659
GRF	637
0	71.07
45,270	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	246,700
TOTAL APPRAISAL	306,700
GREENBELT APR	
ASSESSMENT	76,675
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	306,700
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	04

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1980	1990	1	C	1			300	UN	300	100		1	300
DRW	Driveway	1980	1980	1	C	1			3000	UN	3,000	100		1	3,000
PTO	Patio	1980	1980	66	C	1	3 X 22		9.5455	AV	630	10		1	60

Total OBY Value
3,360

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		130	170	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/23/1980	661	252						KELLEY EDDIE D ETUX

NOTES

R14:32 INCREASE DRWY*LDS - R18: CHG QLTY PER 32 *CB - 22: ADD PTO PER 51 *CB
R22: CHG DRW VAL, WDK EYB PER 32 *CB

File Security Title
This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor Firstar Bank Building
P.O. Box 306
Shelbyville, TN 37162
(931) 684-9600

New Property Owners:

TIMOTHY LOVE and wife,
JANE LOVE
105 Concord Drive
Columbia, TN 38402

Tax Responsibility:
SAME

This property is identified
on the Tax Assessor's records
as Map 66K, Group A, Parcel 11.00

State of Tennessee, County of MAURY
Received for record the 19 day of
APRIL 2002 at 2:13 PM. (REC# 79202)
Recorded in official records
Book R1613 Pages 258- 259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and
other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,
SUSAN E. COLEMAN, has this day bargained and sold and does, by these presents, sell, transfer, and
convey unto **TIMOTHY LOVE and wife, JANE LOVE**, their heirs and assigns, a certain tract or parcel
of land, lying and being in the Ninth (9th) Civil District of Maury County, Tennessee, bounded and
described as follows, to-wit:

Being Lot No. 10, Carriage Hills Subdivision, Section I, as shown on plat of record in Plat
Book 5, Page 282, Register's Office for Maury County, Tennessee.

Said lot fronts 130 feet on the west side of concord Drive and extends back in a westerly
direction between parallel lines, a distance of 170.0 feet to a common line in the rear
measuring 130.0 feet.

This conveyance is subject to any and all existing easements and restrictions of
record.

Being the same property conveyed to Susan E. Coleman by Warranty Deed of record at
Deed Book 1293, Page 648, Register's Office, Maury County, Tennessee.

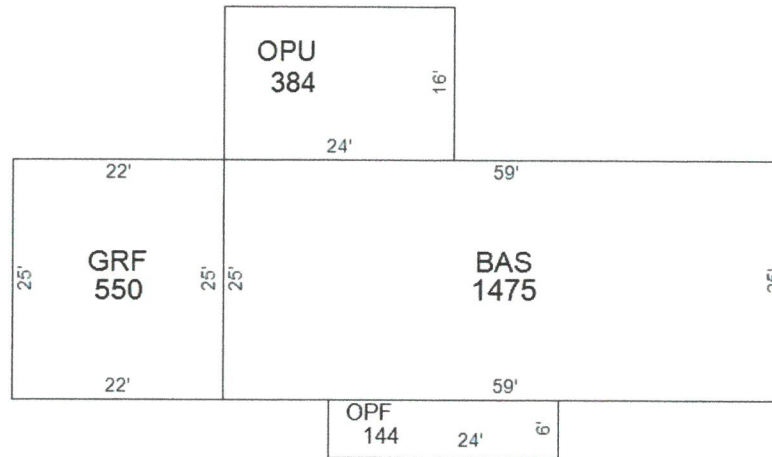
TO HAVE AND TO HOLD said tract or parcel of land, together with all
improvements thereon, and all appurtenances thereunto belonging, unto the said **TIMOTHY LOVE and**
wife, JANE LOVE, their heirs and assigns, forever.

State Tax \$ 432.90 Clerks Fee \$ 1.00,
Recording \$ 12.00, Total \$ 445.90,
Register of Deeds L. WAYNE WHITE
Deputy Register LENNIS CHESNUT
BK R1613 PG 258

105 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	011.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0010	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K		Updated 10/27/2022
LOVE TIMOTHY ETUX JANE 105 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 130X170					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA

Improv Type	01 Single Family	Lower Level	1 No Basement
Stories	1 Story Frame	Heating/Air	8 Heat And Cooling Pkg
Exterior Wall	11 Common Brick	Attic	
Heating Fuel			
Year Built	1980	Eff Yr Built	2002
Rooms	0	Bedrooms	0
Full Baths		Half Baths	
Add'l Fixtures	6	Total Fixtures	6
Wood FP Stacks	1	Openings	1
Add'l Sty		PreFab	
Info Src	3	Occ	0
Rental: Src		Year	0
Amount	0	Sched	
Foundation	02 Continuous Footing	Floor Finish	11 Carpet Combination
Floor System	04 Wood W/ Sub Floor	Interior Finish	10 Panel-Plast-Drywall
Party Wall	00 None	Paint/Decor	04 Above Average
Struct. Frame	00 None	Bath Tile	00 None
Roof Framing	02 Gable/Hip	Electrical	04 Above Average
Roof Cov/Deck	03 Composition Shingle	Shape	01 Rectangular Design
Cab/Millwork	04 Above Average		
Quality	2 : Above Average	Condition	Average
Class:			
Prorate	Date	Factor	% Comp
Cost & Design	0		
Depr: Physical	20	Other Phys	Functional
External		% Good	80
GFLA	Area	Story	Const
Grade	SFLA	Depr Yr	Eff Age
County Factor			
1,475	.985	1	1.07
1.21	1,475	2022	20
1.00			
Base Dwelling	Add'l Areas	Total	\$/SqFt
RCN	233,380	53,410	286,790
	186,700	42,720	229,420
			155.54
% Complete	Dwelling Factor		1
RCNLD	186,700	42,720	229,420
			155.54
Dwelling Value			229,420
AREAS: Lower Floor	First & Above	Area	% SFLA
Rate	RCN		
BAS	1,475	0	42.64
OPF	144	0	71.05
GRF	550	0	21.33
OPU	384	0	21.33



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	232,400
TOTAL APPRAISAL	292,400
GREENBELT APR	
ASSESSMENT	73,100
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	292,400
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	04

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1995	1995	1	C	1			3000	UN	3,000	100		1	3,000

Total OBY Value
3,000

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		130	170	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/18/2002	R1613	258	117,000	117,000	I	WD	A	LOVE TIMOTHY ETUX
06/06/1996	1293	648	102,000	102,000	I	WD	A	COLEMAN SUSAN E
02/12/1993	1172	881	83,500	83,500	I	WD	A	WALKER J CLIFF ETUX
01/24/1991	1109	960	75,000	75,000	I	WD	A	PECKENPAUGH ROBERT

NOTES

R14:32 INCREASE DRWY*LDS - R18: CHG QLTY PER 32*CB - R22: CHG DRW VAL PER 32*CB
22: CHG OPU PER 51 *CB

PREPARED BY FRANK K. DALE
FILE 805 SOUTH GARDEN STREET
P. O. BOX 1017
COLUMBIA, TN 38402

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between RONALD J. HAMILTON and wife, SHIRLEY J. HAMILTON, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and ROBERT G. MARSHALL and wife, DONNA J. MARSHALL, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 2, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY by deed recorded in Book 767, Page 389 of said Register's Office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

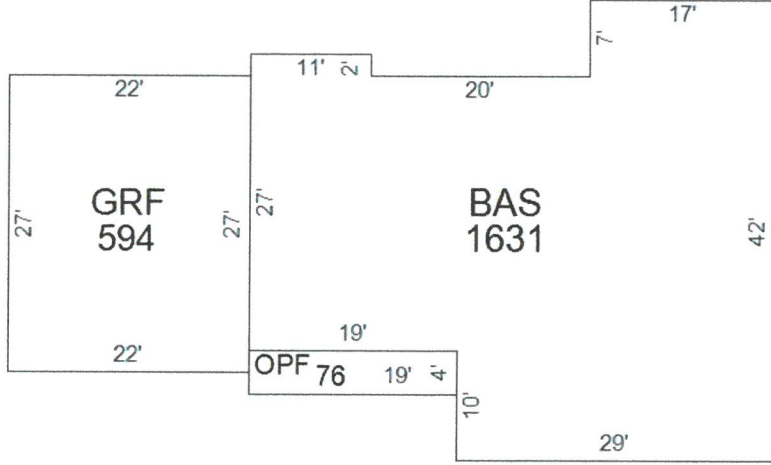
FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, building setback lines, utility and drainage easements shown on plat of record in Plat Book 5, Page 282 and possible telephone line easement shown in Book 295, Page 292 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

Maury County, State of Tennessee
Received for record the 26 day of May 1989 at 12:15 o'clock P.M.
BOOK 813 PAGE 276 Note Book 129339 Receipt # 36076 Recording Fee 8.00
State Tax 306.90 Probate Fee 50 Total 315.40
Book Date Witness my hand

102 CONCORD DR Property Address		Subdivision CARRIAGE HILLS SEC 1 BK 5 PG 282 BLOCK LOT 0002 TRACT				TAX YEAR 2023 MAURY		060	066K	A	002.00	000	
Ownership and Mailing Address		Alt Subdiv BK PG BLOCK LOT TRACT				City 60156 Columbia		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I	
MARSHALL ROBERT G ETUX DONNA J 102 CONCORD DR COLUMBIA TN 38401		Additional Description				SSD1		Map 066K		Updated 10/27/2022			
		Dimensions 120X175				SSD2		Dist 03		Printed 03/17/2023			
						Total Land Units 1		Card: 1 of 1					
				Deed Acres 0				Page: 1 of 1					
				Calculated Acres 0									

DWELLING DATA																																							
Improv Type	01 Single Family		Lower Level	1 No Basement																																			
Stories	1 Story Frame		Heating/Air	8 Heat And Cooling Pkg																																			
Exterior Wall	04 Siding Average		Attic																																				
Heating Fuel																																							
Year Built	1987	Eff Yr Built	2006	Rooms	0	Bedrooms	0																																
Full Baths		Half Baths		Add'l Fixtures	8	Total Fixtures	8																																
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab		Add'l Sty																															
Info Src	3	Occ	0	Rental: Src		Year	0	Amount	0																														
Foundation		02 Continuous Footing		Floor Finish		11 Carpet Combination																																	
Floor System		04 Wood W/ Sub Floor		Interior Finish		07 Drywall																																	
Party Wall		00 None		Paint/Decor		04 Above Average																																	
Struct. Frame		00 None		Bath Tile		00 None																																	
Roof Framing		02 Gable/Hip		Electrical		04 Above Average																																	
Roof Cov/Deck		03 Composition Shingle		Shape		01 Rectangular Design																																	
Cab/Millwork		04 Above Average																																					
Quality		2 : Above Average		Condition		Average		Class:																															
Prorate		Date		Factor		% Comp		Cost & Design 0																															
Depr: Physical		20		Other Phys		Functional		External																															
								% Good 80																															
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="10">Factors</th> </tr> <tr> <th>GFLA</th> <th>Area</th> <th>Story</th> <th>Const</th> <th>Grade</th> <th>SFLA</th> <th>Depr Yr</th> <th>Eff Age</th> <th colspan="2">County Factor</th> </tr> <tr> <td>1,631</td> <td>1,078</td> <td>1</td> <td>1</td> <td>1.21</td> <td>1,631</td> <td>2022</td> <td>16</td> <td colspan="2">1.00</td> </tr> </table>										Factors										GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor		1,631	1,078	1	1	1.21	1,631	2022	16	1.00	
Factors																																							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor																															
1,631	1,078	1	1	1.21	1,631	2022	16	1.00																															
Base Dwelling		Add'l Areas		Total		\$ / Sq Ft		% Complete																															
RCN	242,300	45,450	287,750	176.43	Dwelling Factor		1																																
RCNLD	193,840	36,360	230,200	141.14	Dwelling Value		230,200																																
AREAS: Lower Floor		First & Above		Area		% SFLA		Rate																															
		BAS		1,631																																			
		OPF		76		0		42.63																															
		GRF		594		0		71.06																															
								42,210																															

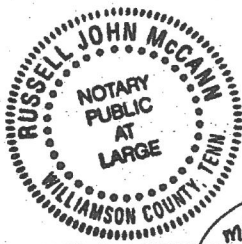


OUTBUILDINGS and YARD ITEMS														Total OBY Value	
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort		Adj Fact
WDK	Wood Deck	2006	2006	200	C	1	10X20		20.85	AV	4,170	52		1	2,170
DRW	Driveway	1998	1998	1	C	1			3000	UN	3,000	100		1	3,000
UTB	Utility Building	1998	1998	192	C	1	12X16		25.2604	AV	4,850	52		1	2,520
															7,690

MARKET LAND														AGRICULTURAL / GREENBELT LAND			
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	
1	U	22	01		120	175	1	60,000.00									
Totals:							1										

SALES								NOTES				
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner				
05/26/1989	813	276	93,000	93,000	I	WD	A	MARSHALL ROBERT G	CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*CHG DECK EYB & DRWY PRICE*R10/32*JG*R18: CHG QLTy & EYB PER 32 *CB - R22: CHG HVAC PER 32 *CB			
01/29/1987	767	389	80,500	80,500	I	WD	A	HAMILTON RONALD J				
10/03/1986	761	369						STEARNS THOMAS W.				

WARRANTY DEED



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 107,000.00

Anita B. Woody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 19 99

[Signature]
Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory F. Philpott (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP: 66K
109 Concord Drive (ADDRESS)	718 Thompson Lane, Suite 114 (ADDRESS)	GROUP: A
Columbia, Tennessee 38401 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	PARCEL: 009.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy Kent Woody and wife, Anita B. Woody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory F. Philpott and wife, Tabitha N. Philpott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 12, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to JIMMY KENT WOODY and wife, ANITA B. WOODY, as tenants by the entirety, by deed from Francis T. Sparkman and wife, Bettie V. Sparkman of record in Book 715, page 782, Register's Office for Maury County, Tennessee.

Tract II:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being a part of Lot 13 of Carriage Hills Subdivision, Section I as shown by a map of record in Plat Book 5 at page 282 and more particularly described as follows:

Beginning at a point in the southwest corner of Lot 13 a common corner to Lot 12 in the northern margin of Concord Drive; thence north 55 degrees 37 minutes west 182.70 feet to a point in the northwest corner of Lot 13 a common corner

CONTINUED

unimproved ()
This is improved (X) property, known as 109 Concord Drive, Columbia, Tennessee 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand s this 12th day of March, 19 99

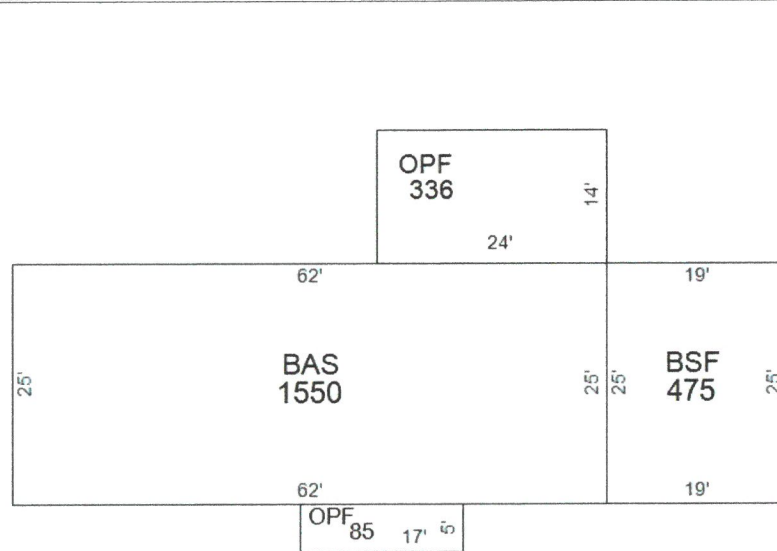
Jimmy Kent Woody
Jimmy Kent Woody

Anita B. Woody
Anita B. Woody

BK R1422 PG 817

109 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	009.00		000
Property Address	BK 5	PG 282	BLOCK	LOT 0012	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I		
Ownership and Mailing Address	Alt Subdiv	LOT P/13				City	60156 Columbia		Map	066K	Updated 10/27/2022		
PHILPOTT GREGORY F ETUX TABITHA N 109 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT P/13	TRACT	SSD1			Dist	03	Printed 03/17/2023		
	Additional Description					SSD2			Card: 1 of 1				
	Dimensions 142.91X182.7 IRR					Total Land Units		1	Page: 1 of 1				
						Deed Acres		0					
					Calculated Acres		0						

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	11 Common Brick			Attic					
Heating Fuel									
Year Built	1980	Eff Yr Built	2002	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	6	Total Fixtures	6		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab		Add'l Sty		
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	10	Panel-Plast-Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	03	Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date	Factor	% Comp		Cost & Design 0				
Depr: Physical	20	Other Phys	Functional		External	% Good 80			
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,550	1.03	1	1.07	1.21	2,025	2022	20	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	243,840	71,960		315,800	155.95	Dwelling Factor 1			
RCNLD	195,070	57,570		252,640	124.76	Dwelling Value 252,640			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,550					
		BSF		475	100	113.71		54,010	
		OPF		85	0	42.59		3,620	
		OPF		336	0	42.65		14,330	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	274,400
TOTAL APPRAISAL	334,400
GREENBELT APR	
ASSESSMENT	83,600
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	334,400
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
Electricity	03 Public / Individual
Gas	01 Public
	00 None
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS												
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good
DRW	Driveway	1990	1990	1	C	1			1000	UN	1,000	100
GUD	Detached Garage Unf	1990	2008	912	C	1	38 X 24		29,9013	AV	27,270	72
PTO	Patio	2019	2019	130	C	1	10 X 13		9,6154	AV	1,250	91
										Adj Fact	Value	
										1	1,000	
										1	19,630	
										1	1,140	

Total OBY Value
21,770

ENTRANCES			
Date	Code	ID	
01/01/2002	01 Bldg Apr	15	
BUILDING PERMITS			
Date	Type	Status	Last Visit

MARKET LAND												
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc
1	U	22	01		142	182	1	60,000.00				
Totals:							1					

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
03/12/1999	R1422	817	107,000	107,000	I	WD	A	PHILPOTT GREGORY F ETUX	
10/15/1987	781	105						WOODY JIMMY K	
07/16/1984	715	782						WOODY JIMMY K	

NOTES	
R18: CHG QLTY PER 32 *CB - R22: ADD OPF, DEL CUD PER 32 *CB	
22: ADD PTO, DEL WDK PER 51 *CB	

This Instrument Prepared by: R. W. Hardison, Attorney at Law
710 N. Main Street, P. O. Box 1505, Columbia, TN 38402-1505

Send Tax Bills To:

Owner:

Rudy A. Holzer

same

2395

Burton, MI 48519

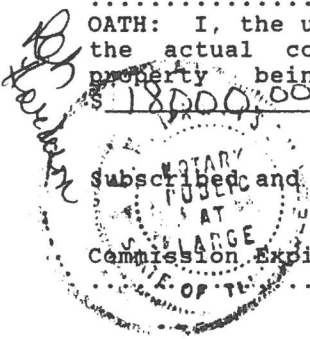
OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is \$ 18,000.00.

Royane Wilson
Affiant

Subscribed and sworn before me this 28 day of October, 1988.

Commission Expires: 1-27-91

[Signature]
Notary Public



D E E D

This indenture is made and entered into this 28th day of October, 1988 between Bobby R. Pilkinton (GRANTOR) and Rudy A. Holzer, and wife, Valerie D. Holzer (GRANTEE).

For and in consideration of ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and conveys unto Grantee, the following described tract or parcel of land:

(See Exhibit A attached hereto and incorporated herein by reference.)

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered except for covenants, conditions and restrictions as set forth in instrument dated June 27, 1979 of record in Book 647 at page 289 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-mentioned tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

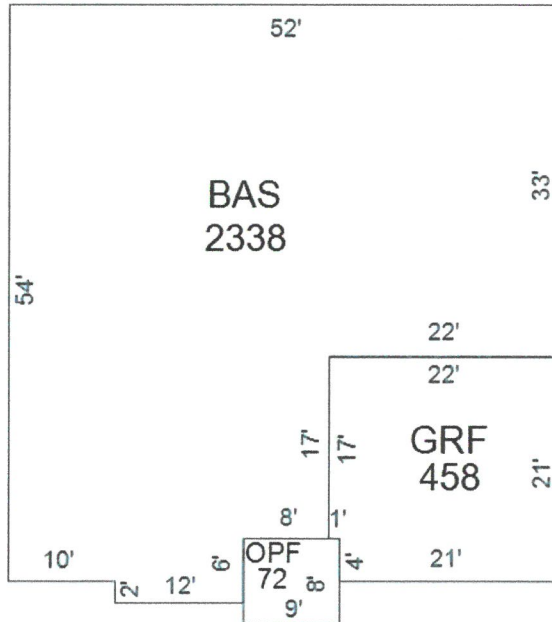
Maury County, State of Tennessee
Received for record the 10 day of Nov 1988 at 1:45 o'clock PM
Note Book 12 pg. 287 Receipt # 31600 Recording Fee 8.50
State Tax 59.46 Probate Fee 5.00 Total 67.96
Book _____ Page _____ Witness my hand [Signature]
Register

I hereby certify that I registered the above instrument the 14 day of Nov 1988
[Signature]
Register

108 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1	TAX YEAR 2023	060	066K	A	005.00	000
Property Address	BK 5 PG 282 BLOCK LOT 0005 TRACT	MAURY	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv	City 60156 Columbia	Map 066K		Updated 10/27/2022		
HOLZER RUDY A ETUX	BK PG BLOCK LOT TRACT	SSD1	Dist 03		Printed 03/17/2023		
VALERIE D	Additional Description	SSD2	Card: 1 of 1				
108 CONCORD DR	Dimensions 120.65X175 IRR.	Total Land Units 1	Page: 1 of 1				
COLUMBIA TN 38401		Deed Acres 0					
		Calculated Acres 0					

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 1 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 11 Common Brick	Attic
Heating Fuel	
Year Built 1989	Eff Yr Built 2002
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 8	Total Fixtures 8
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Info Src 3	Occ 1
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 03 Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
Factors	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
2,338	1,496
1	1.07
1.21	2,338
2022	20
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN	Dwelling Factor
RCNLD	Dwelling Value
355,520	35,620
391,140	167.30
284,420	312,920
133.84	312,920
1	312,920
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
2,338	0
72	42.64
458	3,070
0	71.07
32,550	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	317,300
TOTAL APPRAISAL	377,300
GREENBELT APR	
ASSESSMENT	94,325
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	377,300
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1989	1989	1	C	1			4000	UN	4,000	100		1	4,000
PTO	Patio	1989	2002	1	C	1			400	UN	400	100		1	400

Total OBY Value
4,400

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		120	175	1	60,000.00							100	60,000.00	60,000	
Totals:							1									60,000		

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/28/1988	801	544	18,000	18,000	V	WD	A	HOLZER RUDY A ETUX
10/28/1986	763	112						PILKINTON BOBBY R

NOTES

ADD PATIO PER 32*FN06VI*INCR LAND PRICE*R06FN*06:CHG AREA CODER*R06JS
CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN
R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL, PTO EYB PER 32 *CB

file
PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.
WARRANTY DEED

State of Tennessee, County of MAURY
Received for record the 02 day of
JUNE 2000 at 3:43 PM. (REC# 39841)
Recorded in official records
Book R1487 pages 409- 410
State Tax \$ 462.50 Clerks Fee \$ 1.00,
Recording \$ 10.00, Total \$ 473.50,
Register of Deeds L. WAYNE WHITE
Deputy Register JUNE RUSHING ANDERSON

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Donald L. Joyce and wife, Brenda K. Joyce, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Hector Guzman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 13, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND:

Beginning at a point in the southwest corner of Lot 13, Carriage Hills Subdivision, Section 1, as shown in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee, a common corner to Lot 12 in the northern margin of Concord Drive; thence North 55 degrees 37 minutes West 182.70 feet to a point the northwest corner of Lot 13 a common corner to Lot 12; thence North 52 degrees 42 minutes East 14 feet to a point; thence in a straight line to the point of beginning.

Being the same property conveyed to FIRST PARTY by deed of record in Book 813, Page 700, Register's Office of Maury County, Tennessee.

Map 66K, Group A, Parcel 8.

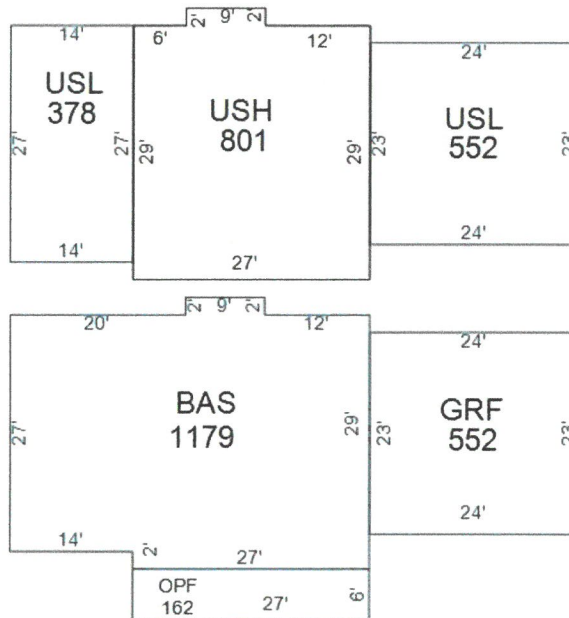
TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes

111 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	008.00	000	
Property Address	BK 5	PG 282	BLOCK	LOT 0013	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I	
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066K		Updated 10/27/2022
GUZMAN HECTOR 111 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1				
	Dimensions 126.28X182.70 IRR					Total Land Units		1					
						Deed Acres		0		Page: 1 of 1			
					Calculated Acres		0						

DWELLING DATA

Improv Type	01 Single Family				Lower Level	1 No Basement					
Stories	2 Story Frame				Heating/Air	8 Heat And Cooling Pkg					
Exterior Wall	04 Siding Average				Attic						
Heating Fuel											
Year Built	1987		Eff Yr Built	2006		Rooms	0		Bedrooms	0	
Full Baths					Add'l Fixtures	8		Total Fixtures	8		
Wood FP Stacks	1		Openings	1		Add'l Sty			PreFab	Add'l Sty	
Info Src	3		Occ	0		Rental: Src			Year	0	
						Amount	0		Sched		
Foundation	02 Continuous Footing				Floor Finish	11 Carpet Combination					
Floor System	04 Wood W/ Sub Floor				Interior Finish	07 Drywall					
Party Wall	00 None				Paint/Decor	04 Above Average					
Struct. Frame	00 None				Bath Tile	00 None					
Roof Framing	02 Gable/Hip				Electrical	04 Above Average					
Roof Cov/Deck	03 Composition Shingle				Shape	01 Rectangular Design					
Cab/Millwork	04 Above Average										
Quality	2 : Above Average				Condition	Average		Class:			
Prorate	Date		Factor		% Comp		Cost & Design 0				
Depr: Physical	20		Other Phys		Functional		External		% Good 80		
GFLA	Factors					SFLA	Depr Yr	Eff Age	County Factor		
	Area	Story	Const	Grade							
1,179	.806	1	1	1.21	1,939	2022	16	1.00			
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete					
RCN	183,150	142,720		325,870	168.06	Dwelling Factor				1	
RCNLD	146,520	114,180		260,700	134.45	Dwelling Value				260,700	
AREAS: Lower Floor		First & Above			Area	% SFLA		Rate		RCN	
		BAS			1,179						
		OPF			162	0		42.65		6,910	
		GRF			552	0		71.07		39,230	
		USL			552	30		42.64		23,540	
		USL			378	30		42.65		16,120	
		USH			801	60		71.06		56,920	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	263,600
TOTAL APPRAISAL	323,600
GREENBELT APR	
ASSESSMENT	80,900
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	323,600
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1987	2000	120	C	1	10X12		20.8333	AV	2,500	34		1	850
DRW	Driveway	1987	1987	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY Value
2,850

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		126	182	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/02/2000	R1487	409	125,000	125,000	I	WD	A	GUZMAN HECTOR
06/12/1989	813	700	110,000	110,000	I	WD	A	JOYCE DONALD L
08/21/1987	777	229	80,250	80,250	I	WD	A	MARECLE MILTON H ETUX
10/09/1986	761	472						COHENOUR JULIAN S JR

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
R2014:32 CHG EFF AGE*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG HVAC, WDK EYB PER 32 *CB

WARRANTY DEED		STATE OF TENNESSEE COUNTY OF <u>Williamson</u>
BK/PG: R2846/1034-1036 22010739		THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$429,200.00
3 PGS : WARRANTY DEED		
BECKY BUCHANAN 279629 - 22010739		
05/27/2022 - 02:19 PM		
VALUE	429200.00	
MORTGAGE TAX	0.00	
TRANSFER TAX	1588.04	
RECORDING FEE	15.00	
DP FEE	2.00	
REGISTER'S FEE	1.00	
TOTAL AMOUNT	1606.04	
STATE OF TENNESSEE, MAURY COUNTY JOHN FLEMING REGISTER OF DEEDS		SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022. <u>Bethany D Scott</u> Notary Public
		MY COMMISSION EXPIRES: <u>3-28-26</u> (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, Suite 115, Brentwood, TN 37027					
File No.: TN-22-06967					
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:		MAP-PARCEL NO.(S)
Zachary Colburn and Lindsay Colburn, husband and wife			Zachary Colburn and Lindsay Colburn, husband and wife		
(NAME) 100 Concord Drive			(NAME) 100 Concord Drive		066K-A-001.00
(ADDRESS) Columbia, TN 38401			(ADDRESS) Columbia, TN 38401		
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Nine Thousand Two Hundred And No/100 Dollars (\$429,200.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDGEMONT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DBA EDGEMONT HOLDINGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY COLBURN AND LINDSAY COLBURN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Maury County, Tennessee, being Lot No. 1 on the Plan of Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edgemont Properties LLC, a Tennessee Limited Liability Company, DBA Edgemont Holdings by Warranty deed from Justin Whitwell and Brittany Whitwell, a Married Couple of record in Book R2647, page 1063, Register's Office for Maury County, Tennessee, dated June 25, 2020 and recorded on July 14, 2020.

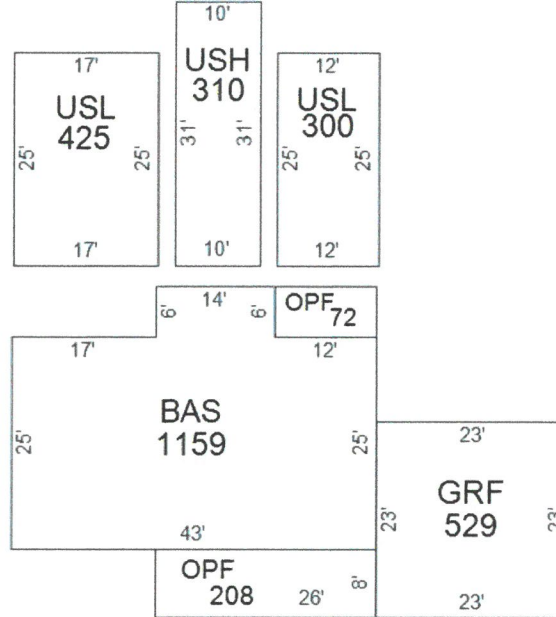
Being the same property conveyed to Justin Whitwell, a single man by Warranty deed from Heirs at Law of Wallace F. Wissen, Deceased, Kimberly Rolfson, and Heidi Lablue, by and Through Its Duty Appointed Attorney-in-fact, Kimberly Rolfson of record in Book R2432, page 879, Register's Office for Maury County, Tennessee, dated May 01, 2017 and recorded on May 15, 2017.

unimproved ☐
This is improved ☒ property, known as 100 Concord Drive, Columbia, TN 38401
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

100 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	001.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 1	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K		Updated 07/06/2022
COLBURN ZACHARY ETUX LINDSAY COLBURN 100 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 153.98X170.64 IRR.					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
					Calculated Acres		0	Page: 1 of 1				

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1987	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths				Add'l Fixtures	8	Total Fixtures	8		
Wood FP Stacks	1	Openings	1	Add'l Sty			PreFab	Add'l Sty	
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02 Continuous Footing			Floor Finish	12 Carpet				
Floor System	04 Wood W/ Sub Floor			Interior Finish	07 Drywall				
Party Wall	00 None			Paint/Decor	04 Above Average				
Struct. Frame	00 None			Bath Tile	00 None				
Roof Framing	02 Gable/Hip			Electrical	04 Above Average				
Roof Cov/Deck	03 Composition Shingle			Shape	01 Rectangular Design				
Cab/Millwork	04 Above Average								
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date	Factor		% Comp		Cost & Design 0			
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,159	.794	1	1	1.21	1,563	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	184,140	102,470		286,610	183.37	Dwelling Factor 1			
RCNLD	147,310	81,980		229,290	146.70	Dwelling Value 229,290			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,159					
		OPF		208	0	42.64		8,870	
		OPF		72	0	42.64		3,070	
		GRF		529	0	71.06		37,590	
		USH		310	60	71.06		22,030	
		USL		300	30	42.63		12,790	
		USL		425	30	42.64		18,120	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	242,200
TOTAL APPRAISAL	302,200
GREENBELT APR	
ASSESSMENT	75,550
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
COST	Value
INCOME	302,200
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
<u>Water/Sewer</u>	
01 Public / Public	
<u>Electricity</u>	
01 Public	
<u>Gas</u>	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS																Total OBY Value	ENTRANCES						
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value		Date	Code	ID				
DRW	Driveway	1987	1987	1	C	1			3000	UN	3,000	100		1	3,000		01/01/2002	01 Bldg Apr	32				
WDK	Wood Deck	1987	1987	264	C	1	11X24		18.447	AV	4,870	10		1	490								
GUD	Detached Garage Unfi	1996	1996	576	C	1	24X24		34.0625	AV	19,620	48		1	9,420								
																12,910	BUILDING PERMITS						
																	Date	Type	Status	Last Visit			

MARKET LAND																		AGRICULTURAL / GREENBELT LAND								
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	22	01		153	170	1	60,000.00							100	60,000.00	60,000									
Totals:							1										60,000						Totals:			

SALES										NOTES	
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner			
05/27/2022	R2846	1034	429,200	429,200	I	WD	A	COLBURN ZACHARY ETUX LINDSAY CO		INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS*CHG AREA CODE	
06/25/2020	R2647	1063	230,000	230,000	I	WD	A	EDGEMONT PROPERTIES LLC		FN*R2014:32 CHG EFF AGE INCREASE DRWY*LDS	
05/01/2017	R2432	879	171,500	171,500	I	WD	A	WHITWELL JUSTIN		15:32 CHG EYB*LDS	
04/26/2017	R2432	877				HR		ROLFSON KIMBERLY & HEIDI LABLUE			

Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

BK/PG: R2586/393-394 19015212		STATE OF TENNESSEE COUNTY OF <u>Maury</u> <u>Williamson</u> <u>FM</u>	
2 PGS:AL-WARRANTY DEED SUSIE BATCH: 219199 10/03/2019 - 08:30 AM		The actual consideration or value, whichever is greater, for this transfer is \$349,900.00	
VALUE 349900.00		<u>Ber</u> Affiant	
MORTGAGE TAX 0.00		Subscribed and sworn to before me, this <u>2nd</u> day of <u>October</u> , <u>2019</u> .	
TRANSFER TAX 1294.63		<u>E. Mannix</u> Notary Public	
RECORDING FEE 10.00		My commission expires: <u>1-3-23</u>	
ARCHIVE FEE 0.00			
DP FEE 2.00			
REGISTER'S FEE 1.00			
TOTAL AMOUNT 1307.63			
STATE OF TENNESSEE, MAURY COUNTY JOHN FLEMING REGISTER OF DEEDS			
THIS INSTRUMENT WAS PREPARED BY SIGNATURE TITLE SERVICES, LLC 7065 Moores Lane, Suite 100 Brentwood, TN 37027			
WARRANTY DEED			
Address of New Owner(s) as follows:		Send Tax Bills To:	Map-Parcel Numbers:
Adam York Kathryn York		<u>New Owner</u>	<u>066K-A-004.00</u>
106 Concord Drive			
Columbia, TN 38401			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE
HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE
RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Preston Dalton and wife, Asiah Dalton, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE
PRESENTS DO TRANSFER AND CONVEY UNTO

Adam York and Kathryn York, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR
PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-
WIT:

Located in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 4 on the Plan of
Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for
Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of
the property.

Being the same property conveyed to Preston Dalton and wife, Asiah Dalton, as tenants by the entirety
by Warranty deed from First Farmers and Merchants Bank, Conservators for Kurt Brydon Peterson, a 1/2
undivided interest and Bonita J. Peterson, a 1/2 undivided interest of record in Book R2544, page 1141,
Register's Office for Maury County, Tennessee, dated March 05, 2019 and recorded on March 07, 2019.

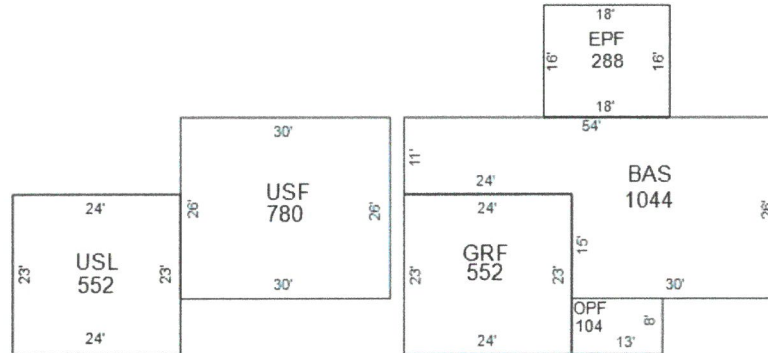
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 647, page 280, Book 653, page 511, Book 733, page 432, said Register's
Office.

106 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	004.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 4	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K	Updated 10/27/2022	
YORK ADAM ETUX KATHRYN 106 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
						Total Land Units		1				
	Dimensions 130X175					Deed Acres		0	Page: 1 of 1			
					Calculated Acres		0					

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 2 Story Frame	Heating/Air 7 Heat And Cooling Split
Exterior Wall 04 Siding Average	Attic
Heating Fuel	
Year Built 1987	Eff Yr Built 2006
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 8	Total Fixtures 8
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Add'l Sty	Add'l Sty
Info Src 3	Occ 0
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 03 U-Shaped
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
1,044	.723
1	1
1.21	1,990
2022	16
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN 168,380	199,730
368,110	184.98
Dwelling Factor	
RCNLD 134,700	159,770
294,470	147.97
Dwelling Value	
294,470	
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	1,044
100	127.92
99,780	
USF	780
0	42.60
4,430	
OPF	104
0	71.07
39,230	
GRF	552
0	113.72
32,750	
EPF	288
0	42.64
23,540	
USL	552
30	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	298,100
TOTAL APPRAISAL	358,100
GREENBELT APR	
ASSESSMENT	89,525
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	358,100
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	Patio	1995	1995	288	B	1	18X16		10,8681	GD	3,130	19		1	600
DRW	Driveway	1995	1995	1	C	1			3000	UN	3,000	100		1	3,000

Total OBY
Value
3,600

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		130	175	1	60,000.00						100		60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/02/2019	R2585	393	349,900	349,900	I	WD	A	YORK ADAM ETUX KATHRYN
03/05/2019	R2544	1141	236,800	236,800	I	WD	J	DALTON PRESTON ETUX ASIAH
09/24/2018	R2519	529				CO		FIRST FARMERS/MERCHANTS BANK CC
08/05/2005	R1872	942	169,900	169,900	I	WD	A	PETERSON KURT B ETUX

NOTES

06:DELETE PATIO & ADD OPF PER 32*FN06VI 1841-284 QC*CHG EYB*
 FN06VI*CHG EYB INCR LAND PRICE*R06FN*06:CHG AREA CO*FN
 CHG EYB, PATIO, & DRWY R10/32*JG*CHG EYB*R10/42*FN
 R18: CHG QLTY PER 32 *CB - R2519-529 ORDER TO CONVEY TO CONSERVATOR &
 SELL PROPERTY*JG - 20: CHG OPF/EPF PER 50 *CB

STATE OF TENNESSEE COUNTY OF <u>Williamson</u> THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS \$ <u>112,000.00</u> <u>Susan C. Stephenson</u> Affiant	
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE <u>28th</u> DAY OF <u>April</u> <u>Dora A. [Signature]</u> Notary Public	
MY COMMISSION EXPIRES: <u>7/11/92, 0900</u> (AFFIX SEAL)	

THIS INSTRUMENT PREPARED BY Brenda Franks Hale
HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME	ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
<u>Robert F. Stephenson</u> (NAME)	<u>Sovran Mortgage Corporation</u> (NAME)
<u>110 Concord Drive</u> (STREET ADDRESS OR ROUTE NUMBER)	<u>1512 Willowlawn Drive</u> (STREET ADDRESS)
<u>Columbia, Tennessee 38401</u> (CITY) (STATE) (P.O. ZIP)	<u>Richmond, VA 23230</u> (CITY) (STATE) (ZIP)
	MAP-PARCEL NUMBERS
	<u>MAP 66K</u>
	<u>GROUP A</u>
	<u>PARCEL 6</u>

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth D. Thomas and wife, Helen L. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Stephenson and wife, Susan C. Stephenson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 6 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to Kenneth D. Thomas and wife, Helen L. Thomas by deed from Flanigan Builders, Inc. of record in Book 769, page 304, Register's Office for Maury County, Tennessee.

This conveyance is subject to the plan of Carriage Hills Subdivision, Section I, of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee; and further to restrictions of record in Book 647, page 280, Book 653, page 511, and Book 733, page 432, said Register's Office.

Maury County, State of Tennessee

Received for record the 1 day of May, 1989 at 11:35 o'clock a m

Note Book 14 Pg 47 Receipt # 37031 Recording Fee 8.00

State Tax 369.60 Probate Fee 54 Total 378.10

Sub. Page Witness my hand [Signature]

Register

unimproved () property, known as 110 Concord Drive, Columbia, Tennessee 38401
This is improved (XX) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand This 28th day of April, 19 89

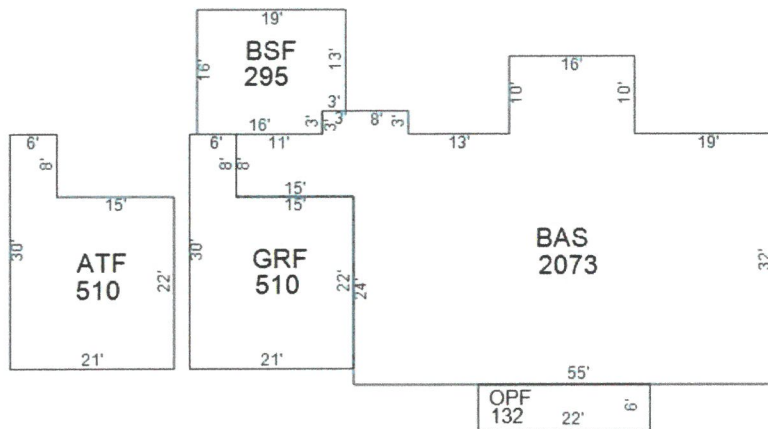
Kenneth D. Thomas
Kenneth D. Thomas

Helen L. Thomas
Helen L. Thomas

110 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	006.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0006	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map 066K	Updated 10/27/2022		
STEPHENSON ROBERT F ETUX SUSAN C 110 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist 03	Printed 03/17/2023		
	Additional					SSD2			Card: 1 of 1			
	Description					Total Land Units		1				
	Dimensions	128.91X171.90 IRR.					Deed Acres		0	Page: 1 of 1		
						Calculated Acres		0				

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 2 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 12 Brick/Wood	Attic 4 Full-Fin
Heating Fuel	
Year Built 1987	Eff Yr Built 2006
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 12	Total Fixtures 12
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Add'l Sty	
Info Src 3	Occ 0
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate	Date
Factor	% Comp
Cost & Design 0	
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
Factors	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
2,073	1.34
1	1.021
1.21	2,368
2022	16
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN 311,970	89,910
401,880	169.71
Dwelling Factor	
RCNLD 249,580	71,920
321,500	135.77
Dwelling Value	
321,500	
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	2,073
BSF	295
100	113.69
0	42.65
0	71.06
0	28.43
510	33,540
510	5,630
510	36,240
510	14,500



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	352,500
TOTAL APPRAISAL	412,500
GREENBELT APR	
ASSESSMENT	103,125
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	412,500
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1996	1996	1	C	1			4000	UN	4,000	100		1	4,000
WDK	Wood Deck	2012	2012	420	C	1	21 X 20		15.0952	AV	6,340	70		1	4,440
GFD	Detached Garage	1996	2002	1,008	C	1	24 X 42		37.371	AV	37,670	60		1	22,600

Total OBY Value

31,040

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32
BUILDING PERMITS		
Date	Type	Status
Last Visit		

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		128	171	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/28/1989	811	351	112,000	112,000	I	WD	A	STEPHENSON ROBERT F
03/10/1987	769	304	95,500	95,500	I	WD	A	THOMAS KENNETH D
10/16/1986	761	573						FLANIGAN BUILDERS

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*06:ELECT TO 04 QUAL TO 01*R06FN
CHG AREA CODE*FN -R18: CHG QLTY PER 32 *CB -R22: CHG DRW VAL, REP WDK PER 32 *CB

Ret Alpha & Omega

This instrument prepared by Daniel L. Murphy, Attorney at Law, 207 W. 8th St., Columbia, Tennessee.

GENERAL WARRANTY DEED

This indenture is made and entered into this the 28th day of May, 2004 between **Ralph H. Warner and wife, Betty L. Warner** (hereinafter referred to as "GRANTOR") and **Harvey P. Nicholson and wife, Carolyn D. Nicholson** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 8 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.

Being the same property conveyed to Ralph H. Warner and wife, Betty L. Warner by instrument dated May 18, 2001 of record in Book R1540 at page 784 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #66K-A-66K-13.00

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

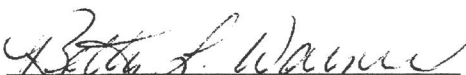
To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and rights-of-way as shown by map of record in Plat Book 5, Page 282; covenants, conditions and restrictions as set forth in instrument of record in Book 647, Page 280 and amended in Book 653 at page 511 and Book 733 at page 432; an easement for the purpose of telephone line, in favor of A T & T, of record in Book 295, Page 292 and by an easement for the purpose of electric transmission line, in favor of U S of America, of record in Book 661, Page 46 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

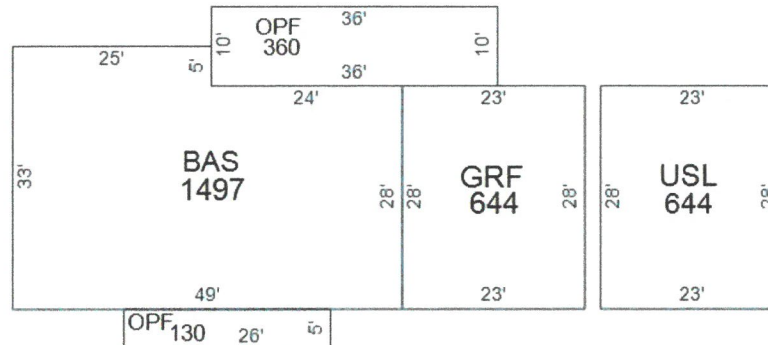
In Witness Whereof, Grantor has set its hand(s) the date first above-written.


Ralph H. Warner


Betty L. Warner

101 CONCORD DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	013.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0008	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K		
NICHOLSON HARVEY P ETUX CAROLYN D 101 CONCORD DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		
	Additional Description					SSD2			Updated 10/27/2022			
										Printed 03/17/2023		
										Card: 1 of 1		
										Page: 1 of 1		
	Dimensions 141.73X170 IRR.					Total Land Units	1					
						Deed Acres	0					
						Calculated Acres	0					

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1993	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths				Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks	Openings			Add'l Sty	Prefab		Add'l Sty		
Info Src	0	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	02	L-Shaped		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date	Factor		% Comp		Cost & Design 0			
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors			SFLA	Depr Yr	Eff Age	County Factor		
	Area	Story	Const						
1,497	.998	1	1	1.21	1,690	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	222,110	94,110		316,220	187.11	Dwelling Factor 1			
RCNLD	177,690	75,290		252,980	149.69	Dwelling Value 252,980			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,497					
		OPF		130	0	42.62		5,540	
		OPF		360	0	42.64		15,350	
		GRF		644	0	71.06		45,760	
		USL		644	30	42.64		27,460	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	263,100
TOTAL APPRAISAL	323,100
GREENBELT APR	
ASSESSMENT	80,775
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	323,100
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS																Total OBY Value	ENTRANCES						
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value		Date	Code	ID				
DRW	Driveway	1993	1993	1	C	1			2000	UN	2,000	100		1	2,000		01/01/2002	01 Bldg Apr	34				
GUD	Detached Garage Unfi	1995	1995	480	C	1	20X24		36.6667	AV	17,600	46		1	8,100								
																10,100	BUILDING PERMITS						
																	Date	Type	Status	Last Visit			

MARKET LAND														AGRICULTURAL / GREENBELT LAND				
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		141	170	1	60,000.00							100	60,000.00	60,000	
Totals:							1											
																	60,000	
														Totals:				

SALES										NOTES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner											
05/28/2004	R1801	273	145,000	145,000	I	WD	A	NICHOLSON HARVEY P ETUX		QUAL TO 01 DELETE WD DECK INCR LAND PRICE & ADD OPF*R06FN AREA CODE R06BV*CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG* CHG EYB*R10/42*FN R18: CHG QLTY PER 32 *CB									
05/18/2001	R1540	784	137,500	137,500	I	WD	A	WARNER RALPH H ETUX											
12/15/1999	R1463	855	134,500	134,500	I	WD	A	PARSONS DAVID I ETUX											
02/15/1995	1245	379	111,550	111,550	I	WD	A	CHEEK WILLIAM L SR											

File:

This instrument prepared by: Marshall Title & Escrow 104 West 6 th Street PO Box 8150 Columbia, Tennessee 38402	Name and Address of New Property Owner: Margaret H. Tinsley 112 Lenox Drive Columbia, TN 38401 Person or Agency Responsible for Taxes: Same Map 066K-A-035.00
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WARRANTY DEED

THIS INDENTURE, made and entered into on this 15th day of June, 2007, by and between the Grantors, **Mackey Cutler and wife, Brenda Cutler** and the Grantee, **Margaret H. Tinsley, unmarried...**

That for and in consideration of **One Hundred Sixty Five Thousand and no/100 (\$165,000.00)** and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantors have conveyed the described property unto Grantee:

BK/PG:R1990/563-564

07010209

2 PGS : AL - WARRANTY DEED	155000.00
SUSIE BATCH: 67536	0.00
06/19/2007 - 10:06 AM	610.90
VALUE	10.00
MORTGAGE TAX	2.00
TRANSFER TAX	1.00
RECORDING FEE	623.90
DP FEE	
REGISTER'S FEE	
TOTAL AMOUNT	
STATE OF TENNESSEE, MAURY COUNTY	

JOHN FLEMING
REGISTER OF DEEDS

Land in Maury County, Tennessee, being Lot 20, SECTION 1, CARRIAGE HILLS Subdivision, as shown on plat of record in Plat Book 5, Page 282, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

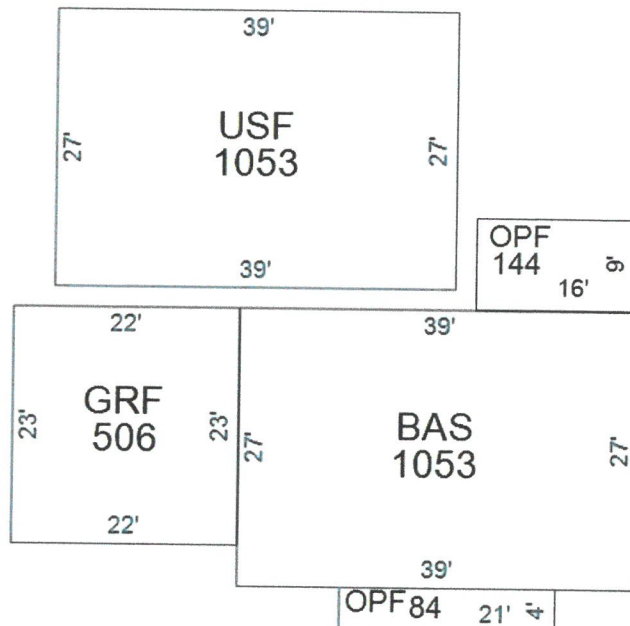
Being the same property conveyed by Quitclaim Deed from James W. Wilson and Linda M. Wilson to Mackey Cutler and Brenda Cutler as recorded on the 3rd day of May, 2006 in Book R1916, Page 611 and General Warranty Deed from Daniel L. Kendall and wife Lisa R. Kendall to James W. Wilson and wife, Linda M. Wilson as recorded on the 19th day of July, 1999 in Book R1442, Page 236, in the Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said property to Grantee and, her heirs and assigns, together with all rights, titles, easements, hereditaments, and appurtenances forever in fee simple.

The Grantors does hereby covenant with the Grantee that they are lawfully seized in fee of said property; that they have a good right to sell and convey the same; that the same is unencumbered except

112 LENOX DR		Subdivision		CARRIAGE HILLS SEC 1		TAX YEAR 2023		060	066K	A	035.00		000
Property Address		BK 5		PG 282	BLOCK	LOT 0020	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address		Alt Subdiv						City		60156 Columbia		Map 066F	
TINSLEY MARGARET H 112 LENOX DR COLUMBIA TN 38401		BK		PG	BLOCK	LOT	TRACT	SSD1		Dist 03		Updated 10/27/2022	
		Additional Description						SSD2				Printed 03/17/2023	
		Dimensions		137.50X165 IRR				Total Land Units		1	Card: 1 of 1		
								Deed Acres		0			
								Calculated Acres		0	Page: 1 of 1		

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1988	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab		Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date		Factor		% Comp		Cost & Design 0		
Depr: Physical	20	Other Phys		Functional	External		% Good 80		
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,053	.729	1	1	1.21	2,106	2022	16	1.00	
	Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete		
RCN	168,110	180,380		348,490	165.47	Dwelling Factor			1
RCNLD	134,490	144,300		278,790	132.38	Dwelling Value			278,790
AREAS: Lower Floor		First & Above		Area	% SFLA		Rate	RCN	
		BAS		1,053					
		USF		1,053	100		127.92	134,700	
		OPF		84	0		42.62	3,580	
		GRF		506	0		71.07	35,960	
		OPF		144	0		42.64	6,140	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	282,900
TOTAL APPRAISAL	342,900
GREENBELT APR	
ASSESSMENT	85,725
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation	
COST	Value
INCOME	342,900
MARKET	

PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS														
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact
WDK	Wood Deck	2006	2006	192	C	1	12X16		20.8333	AV	4,000	52		1
DRW	Driveway	1988	1988	1	C	1			2000	UN	2,000	100		1
														2,080
														2,000

Total OBY
Value
4,080

ENTRANCES		
Date	Code	ID
01/01/2002	01 Bldg Apr	34
BUILDING PERMITS		
Date	Type	Status Last Visit

MARKET LAND												
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc
1	U	22	01		137	165	1	60,000.00				
Totals:							1					

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

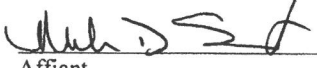
SALES								
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/15/2007	R1990	563	165,000	165,000	I	WD	A	TINSLEY MARGARET H
05/02/2006	R1916	611						CUTLER MACKEY &
07/12/1999	R1442	236	135,000	135,000	I	WD	A	WILSON JAMES W ETUX
09/08/1998	R1417	341						KENDALL DANIEL L ETUX

NOTES
R2014:32 CHG QUALITY*LDS*15:32 ADD OPF/CHG QUA*LDS - R22: CHG DRW VAL PER 32 *CB
R22: CHG QLTY PER 51 *CB

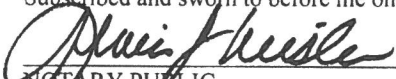
QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is \$0.


Affiant

Subscribed and sworn to before me on this 23rd day of February, 2022.


NOTARY PUBLIC



My Commission Expires: 05/22/2023

This Instrument Was Prepared By:

Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

New Owner Address: Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

Send Tax Bills To: Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, **MELISSA D. SORRENTO, an unmarried person, the Grantor**, does hereby convey, remise, release and forever quitclaim unto **MELISSA SORRENTO AS TRUSTEE OF THE SORRENTO FAMILY TRUST DATED FEBRUARY 23, 2022, the Grantee**, her successors and assigns, all of her right, title and interest in and to a certain tract of land in Maury County, Tennessee described as follows:

Land in Maury County, Tennessee, being Lot No. 14, on the Plan of Carriage Hills, Section 1, of record in Plat Book 5, Page 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property and legal description conveyed to Melissa D. Sorrento by Warranty Deed dated September 22, 2015, of record in Book R2339, Pages 1188-1189 in the Register's Office for Maury County, Tennessee.

Map 066F, Control Map 066K, Group A, Parcel 029.00

This property is improved property known as **100 Lenox Drive, Columbia, Tennessee 38401**.

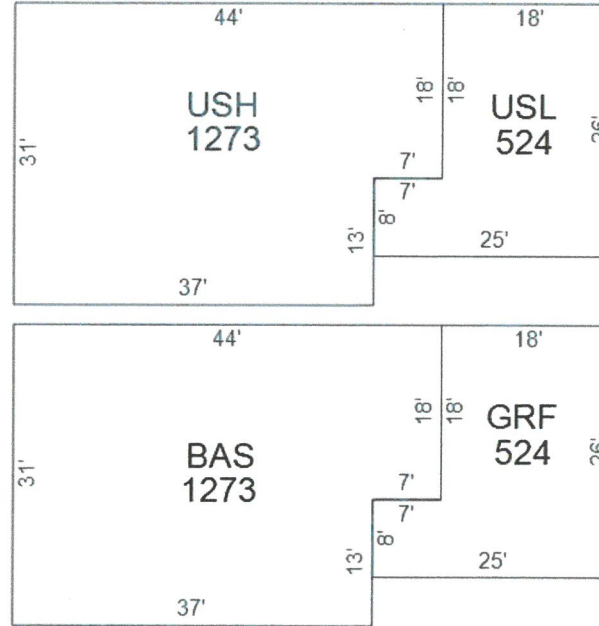
The legal description herein was taken from the prior deed of record.

All information contained herein was provided to the preparer of this instrument by Grantor. A title examination was not performed or requested by either party.

Said property is conveyed subject to such limitations, taxes, rights of way, by-laws, restrictions and encumbrances as may affect the premises.

100 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	029.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 14	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 03/29/2022
SORRENTO FAMILY TRUST MELISSA SORRENTO TRUSTEE 100 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 152.32X172.53 IRR.					Total Land Units	1					
							Deed Acres	0		Page: 1 of 1		
						Calculated Acres	0					

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1986	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	8	Total Fixtures	8		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab			Add'l Sty	
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date	Factor		% Comp			Cost & Design 0		
Depr: Physical	20	Other Phys		Functional	External		% Good 80		
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,273	.863	1	1	1.21	2,194	2022	16	1.00	
	Base Dwelling	Add'l Areas		Total	\$/SqFt	% Complete			
RCN	199,450	150,040		349,490	159.29	Dwelling Factor 1			
RCNLD	159,560	120,030		279,590	127.43	Dwelling Value 279,590			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
	BAS			1,273					
	GRF			524	0	71.07		37,240	
	USH			1,273	60	71.06		90,460	
	USL			524	30	42.63		22,340	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	284,100
TOTAL APPRAISAL	344,100
GREENBELT APR	
ASSESSMENT	86,025
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	344,100
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS															Total OBV Value	ENTRANCES						
Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact		Value	Date	Code	ID			
WDK	Wood Deck	2006	2006	204	C	1	12X17		20.6373	AV	4,210	52		1		2,190	01/01/2002	01 Bldg Apr	32			
STP	Stoop	1990	1990	28	C	1	4X7		21.0714	AV	590	60		1		350						
DRW	Driveway	1990	1990	1	C	1			2000	UN	2,000	100		1		2,000						
															4,540	BUILDING PERMITS						
																Date	Type	Status	Last Visit			

MARKET LAND														AGRICULTURAL / GREENBELT LAND				
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		152	172	1	60,000.00							100	60,000.00	60,000	
Totals:							1											60,000
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value											
Totals:																		

SALES										NOTES	
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner			
02/23/2022	R2819	986				QC		SORRENTO FAMILY TRUST		CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV *CHG AREA CODE*FN	
09/22/2015	R2339	1188	186,500	186,500	I	WD	A	SORRENTO MELISSA D		CHG DECK EYB*R10/32*JG* R18: CHG QLTY PER 32 *CB - R22: PP-UTB PER 51 *CB	
10/31/1990	849	121	87,500	87,500	I	WD	G	PHILPOT JOHN A			
12/09/1987	783	527	91,500	91,500	I	WD	A	WILSON DONALD KEVIN			

PREPARED BY
JAMES T. DuBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Golden Brothers, a partnership consisting of Taylor R. Golden and Terry W. Golden, by and through his Attorney in Fact, Taylor R. Golden, whose Power of Attorney is of record in Book 1206, Page 160, Register's Office of Maury County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Donald E. Feyers and wife, Linda Feyers, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 57, Carriage Hills Subdivision, Section 3, Phase I, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1209, Page 741, Register's Office for Maury County, Tennessee.

Map 66F, Group 13, Parcel 1.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 595, Register's Office of Maury County, Tennessee; and applicable

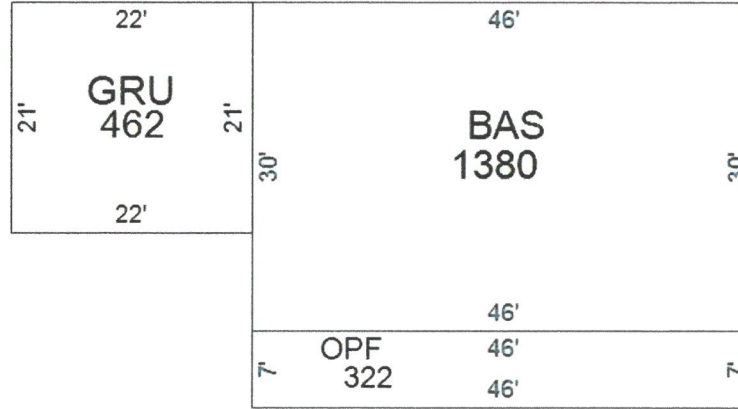
MAURY COUNTY, STATE OF TENNESSEE
Received for record this 22 of JUNE 1994 at 3:56 o'clock P.M.
Note Book 16 Page 217 Receipt # 40819 Recording Fee 12.00
State Tax 299.33 Probate Fee 1.00 Total 312.33
Book 1225 Page 082
MAURY COUNTY REGISTER OF DEEDS

A. Wayne White

BOOK 1225 PAGE 082

122 LENOX DR	Subdivision CARRIAGE HILLS SEC 3					TAX YEAR 2023		060	066F	B	001.00	000
Property Address	BK 9	PG 139	BLOCK	LOT 57	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 10/27/2022	
FEYERS DONALD E ETUX LINDA 122 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2						
	Dimensions 103.82X269.15 IRR					Total Land Units	1		Card: 1 of 1			
						Deed Acres	0					
						Calculated Acres	0		Page: 1 of 1			

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1994	Eff Yr Built	2000	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	6	Total Fixtures	6		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	0	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02 Continuous Footing			Floor Finish	11 Carpet Combination				
Floor System	03 Wood W/O Sub Floor			Interior Finish	07 Drywall				
Party Wall	00 None			Paint/Decor	04 Above Average				
Struct. Frame	00 None			Bath Tile	00 None				
Roof Framing	02 Gable/Hip			Electrical	04 Above Average				
Roof Cov/Deck	03 Composition Shingle			Shape	01 Rectangular Design				
Cab/Millwork	04 Above Average								
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date		Factor	% Comp			Cost & Design 0		
Depr: Physical	27.5	Other Phys		Functional		External		% Good 72.5	
	Factors								
GFLA	Area		Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,380	.927		1	1	1.21	1,380	2022	22	1.00
	Base Dwelling		Add'l Areas		Total		\$/SqFt	% Complete	
RCN	206,070		33,430		239,500		173.55	Dwelling Factor	
RCNLD	149,400		24,230		173,630		125.82	Dwelling Value	
AREAS: Lower Floor		First & Above			Area		% SFLA		Rate
		BAS			1,380				RCN
		OPF			322		0		42.64
		GRU			462		0		42.64
									13,730
									19,700



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	177,800
TOTAL APPRAISAL	237,800
GREENBELT APR	
ASSESSMENT	59,450
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	237,800
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS															Total OBY Value	ENTRANCES		
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value	Date	Code	ID
DRW	Driveway	1994	1994	1	C	1			3000	UN	3,000	100		1	3,000	01/01/2002	01 Bldg Apr	32
STP	Stoop	1994	1994	28	C	1	4X7		21.0714	AV	590	65		1	380			
WDK	Wood Deck	1994	1994	270	C	1	15 X 18		18.2593	AV	4,930	16		1	790			
															4,170			

MARKET LAND																		AGRICULTURAL / GREENBELT LAND								
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	22	01		103	269	1	60,000.00							100	60,000.00	60,000									
Totals:							1										60,000									

SALES										NOTES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner											
06/22/1994	1225	82	80,900	80,900	I	WD	N	FEYERS DONALD E ETUX		R22: CHG DRW VAL PER 32 *CB - R22: CHG QLTY, CORR BAS, ADD WDK PER 51 *CB									
01/19/1994	1209	741	17,900	17,900	V	WD	A	GOLDEN BROTHERS											
04/17/1990	835	71						PARKS-REAVES PROPERTIES											

This instrument prepared by:

File
Jerry C. Colley
Colley and Colley
P.O. Box 1476
Columbia TN 38402-1476

Person or Agency Responsible
for payment of taxes:

Jesse L. Hogan
724 Sir Winston Place
Franklin TN 37064

BK/PG:R2294/1267-1269

14011578

3 PGS : AL - WARRANTY DEED	
SUSIE BATCH: 152069	
10/14/2014 - 02:22 PM	
VALUE	112200.00
MORTGAGE TAX	0.00
TRANSFER TAX	415.14
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	433.14
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **TODD LOVETT**, have this date, bargained and sold, and do hereby transfer and convey unto **JESSE L. HOGAN**, his heirs and assigns, the following described real estate located in the 3rd Civil District of Maury County, Tennessee, and more particularly described as follows:

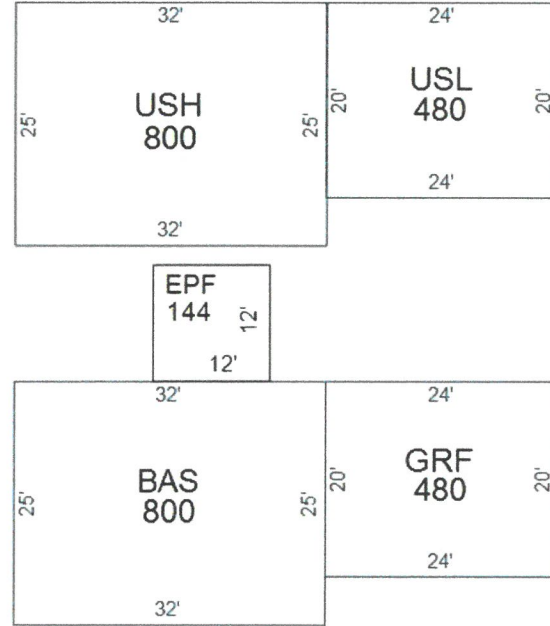
Lot 24 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5, page 282, ROMCT.

Being the same property conveyed to Doris Lovett and wife, Mary R. Lovett, by deed of record in Deed Book R2132, Page 1418, ROMCT. Mary R. Lovett predeceased Doris Lovett who is also deceased. Doris Lovett devised this property to his son, Todd Lovett, by will of record in Case Number P-291-13, Maury County Chancery Court. The address for this property is 109 Lennox Drive, Columbia TN 38401. This is the same description used in the previous deed. See Map 066K, Parcel 025.00, Maury County Tax Assessors Office.

TO HAVE AND TO HOLD the above described real estate together with all rights, titles, interests, easements, hereditaments and appurtenances thereunto appertaining unto **JESSE L. HOGAN**, his heirs and assigns, forever.

109 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	025.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 24	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
HOGAN JESSE L 724 SIR WINSTON PL FRANKLIN TN 37064	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 149.65X170 IRR.					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
					Calculated Acres		0	Page: 1 of 1				

DWELLING DATA												
Improv Type	01 Single Family			Lower Level	1 No Basement							
Stories	2 Story Frame			Heating/Air	8 Heat And Cooling Pkg							
Exterior Wall	11 Common Brick			Attic								
Heating Fuel												
Year Built	1985	Eff Yr Built	2002	Rooms	0	Bedrooms	0					
Full Baths		Half Baths		Add'l Fixtures	6	Total Fixtures	6					
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty					
Info Src	3	Occ	0	Rental: Src	0	Year	0	Amount	700	Sched	1	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination					
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall					
Party Wall	00	None			Paint/Decor	04	Above Average					
Struct. Frame	00	None			Bath Tile	00	None					
Roof Framing	02	Gable/Hip			Electrical	04	Above Average					
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design					
Cab/Millwork	04	Above Average										
Quality	2 : Above Average			Condition	Average		Class:					
Prorate	Date		Factor		% Comp		Cost & Design				0	
Depr: Physical	20	Other Phys		Functional		External		% Good				80
GFLA	Factors					SFLA	Depr Yr	Eff Age	County Factor			
	Area	Story	Const	Grade								
800	.573	1	1.07	1.21	1,424	2022	20	1.00				
	Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete					
RCN	137,640		127,800		265,440	186.40	Dwelling Factor		1			
RCNLD	110,110		102,250		212,360	149.13	Dwelling Value		212,360			
AREAS: Lower Floor		First & Above			Area	% SFLA	Rate		RCN			
		BAS		800								
		GRF		480	0		71.06		34,110			
		USH		800	60		71.06		56,850			
		USL		480	30		42.65		20,470			
		EPF		144	0		113.68		16,370			



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	214,100
TOTAL APPRAISAL	274,100
GREENBELT APR	
ASSESSMENT	68,525
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	274,100
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS																Total OBY Value	ENTRANCES			
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value		Date	Code	ID	
DRW	Driveway	1986	1986	1	C	1			1000	UN	1,000	100		1	1,000	01/01/2002	01 Bldg Apr	31		
WDK	Wood Deck	1986	1986	252	C	1	12X21		18.8095	AV	4,740	10		1	470					
STP	Stoop	1989	1989	24	C	1	4X6		20.8333	AV	500	58.75		1	290					
																1,760	BUILDING PERMITS			
																	Date	Type	Status	Last Visit

MARKET LAND																		AGRICULTURAL / GREENBELT LAND								
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value	
1	U	22	01		149	170	1	60,000.00							100	60,000.00	60,000									
Totals:							1										60,000		Totals:							

SALES										NOTES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner											
10/13/2014	R2294	1264	112,200	112,200	I	WD	A	HOGAN JESSE L											
10/25/2010	R2132	1418	105,000	105,000	I	WD	A	LOVETT DORRIS ETUX											
10/31/1997	1351	639	104,000	104,000	I	WD	A	BURNS RICKY L ETUX											
06/15/1995	1256	726	97,000	97,000	I	WD	A	FLUEALLEN ANTHONY BYRON											
										14*M/A CHG PER SON TODD LOVETT-MS.14*NAME CHG PER WILL P291-13-MS									
										22: ADD EPF PER 51 *CB									

Plu Brooke Biase

QUITCLAIM DEED

From: **PRESTON MURRAY**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Rogers, LLC
517 Cummins Street
Franklin, TN 37064

To: **COLLEEN KATHLEEN MORONEY**

**NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO
T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED
PURSUANT TO T.C.A. § 67-4-409(a)(5)**

<u>Address New Owner:</u>	<u>Send Tax Bills To:</u>	<u>Map-Group-Parcel Nos.</u>
Colleen Kathleen Moroney 129 Lenox Drive Columbia, TN 38401	Same	066F-B-006.00

FOR AND IN CONSIDERATION of the sum of zero (\$0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Colleen Moroney-Murray v. Donald Preston Murray*, Chancery Court for Maury County, Tennessee, Docket No. 22-231, **Preston Murray** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Colleen Kathleen Moroney** (the "Grantee") all of Grantor's right, title and interest in and to certain improved lot located at 129 Lenox Drive, Columbia, Tennessee 38401, in Williamson County, Tennessee, to-wit:

Land in Maury County, Tennessee, being Lot No. 62, as shown on the map entitled Final Plat, Carriage Hills, Section 3, of record in Plat Book 9, page 139, in the Register's Office of Maury County, Tennessee, to which plat reference is hereby made for a more complete description.

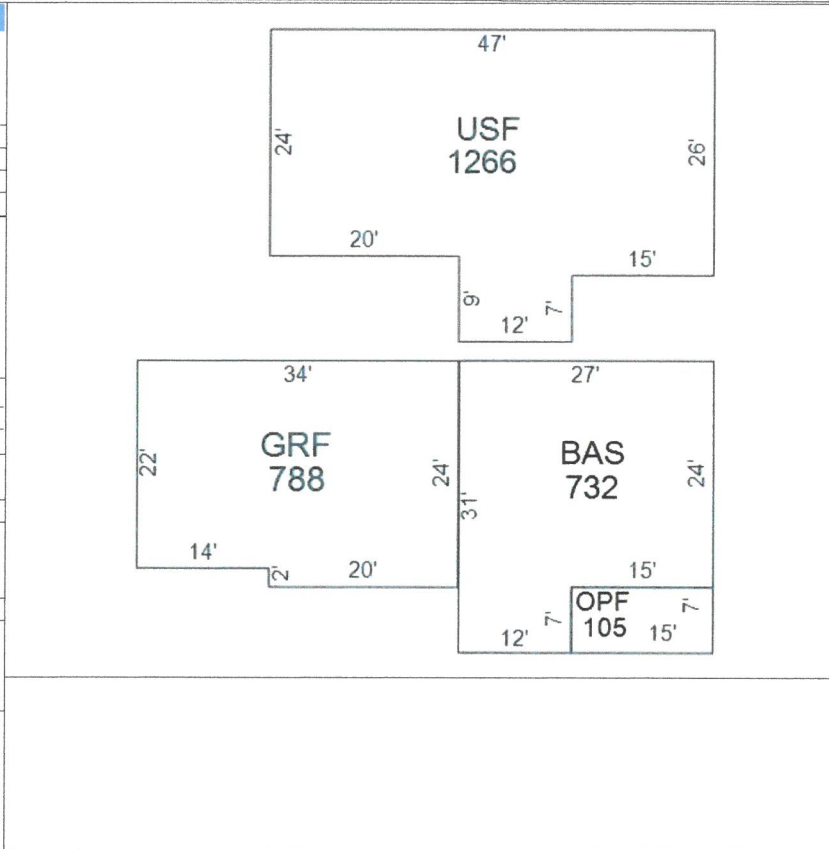
Being the same property conveyed to **Colleen Kathleen Murray-Moroney and Preston Murray, wife and husband**, by Warranty Deed from **Joseph B. Ward, a married man**, recorded on April 5, 2021, of record in Book R2722, Page 1194, in the Register's Office of Maury County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

129 LENOX DR	Subdivision CARRIAGE HILLS SEC 3					TAX YEAR 2023		060	066F	B	006.00	000
Property Address	BK 9	PG 139	BLOCK	LOT 62	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 11/07/2022	
MORONEY COLLEEN KATHLEEN 129 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 179.63X231.10 IRR					Total Land Units		1				
						Deed Acres		0	Page: 1 of 1			
					Calculated Acres		0					

DWELLING DATA									
Improv Type	01 Single Family				Lower Level				
Stories	2 Story Frame				Heating/Air 8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average				Attic				
Heating Fuel									
Year Built	2019	Eff Yr Built	2019	Rooms			Bedrooms		
Full Baths	2	Half Baths	1	Add'l Fixtures 1			Total Fixtures 9		
Wood FP Stacks	Openings			Add'l Sty			PreFab 1		Add'l Sty
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation				Floor Finish					
Floor System				Interior Finish					
Party Wall				Paint/Decor					
Struct. Frame				Bath Tile					
Roof Framing				Electrical					
Roof Cov/Deck				Shape					
Cab/Millwork									
Quality	2 : Above Average			Condition Average			Class:		
Prorate	Date		Factor		% Comp			Cost & Design 0	
Depr: Physical	3.75	Other Phys		Functional		External		% Good 96.25	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
732	.53	1	1	1.21	1,998	2022	3	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	123,050	222,430		345,480	172.91	Dwelling Factor 1			
RCNLD	118,440	214,090		332,530	166.43	Dwelling Value 332,530			
AREAS: Lower Floor		First & Above			Area	% SFLA	Rate		RCN
		BAS			732				
		USF			1,266	100	127.92		161,950
		OPF			105	0	42.67		4,480
		GRF			788	0	71.07		56,000



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	342,100
TOTAL APPRAISAL	402,100
GREENBELT APR	
ASSESSMENT	100,525
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
COST	Value
INCOME	402,100
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pa

OUTBUILDINGS and YARD ITEMS															Total OBY Value
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	
DRW	Driveway	1996	1996	1	C	1			4000	UN	4,000	100		1	4,000
WDK	Wood Deck	2019	2019	260	C	1	20 X 13		18.5769	AV	4,830	91		1	4,400
PTO	Patio	2019	2019	130	C	1	10 X 13		9.6154	AV	1,250	91		1	1,140
															9,540

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		179	231	1	60,000.00					100
Totals:								60,000					

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
10/24/2022	R2883	1026				QC		MORONEY COLLEEN KATHLEEN	
03/26/2021	R2722	1194	360,000	360,000	I	WD	A	MURRAY-MORONEY COLLEEN KATHLEEN	
05/20/2019	R2557	631	62,000	62,000	I	WD	M	WARD JOSEPH B	
11/30/2001	R1584	94	127,000	127,000	I	WD	A	HENSON TRAVIS E	

NOTES	
15:32 CHG QUA/ADD OPU*LDS - 19: CHG QLTY & EYB, ADD OTH PHYS PER 49 *CB	
19: HSE DEMO'D, LEFT FOUNDATION-MK - 20: HOUSE REBUILT PER 50 *CB	
21: CHG DRW PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB	
R22:CHG QUALITY PER 51*PB	

Prepared by: Charles H. Patton, Attorney at Law, 5100 Poplar Avenue, Suite 2723,
Memphis, TN 38137, (901) 685-8475

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, DOUGLAS (M.) and REBA (T.) LaFOND, for and in consideration of Ten Dollars (\$10.00) cash in hand paid, together with other good and valuable consideration, receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey all of our right, title and interest in and to the below-described property to THE DOUGLAS AND REBA LaFOND REVOCABLE LIVING TRUST, dated APR 11 2017. DOUGLAS and REBA LaFOND, Trustees or their successors in trust and any amendments thereto. Said property is real property situated in the State of Tennessee, County of Maury, and is more particularly described as follows, to wit:

Situate in the Third civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 60 of the Carriage Hills Subdivision, Section e as shown by a map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

Being the same property conveyed to the Grantors by Special Warranty Deed of record at Instrument 05001427, and Book R1839, pages 1216-1217, in the Register's Office of Maury County, Tennessee.

The Trustees of said trust (or any successor trustees) to have full power to sell, mortgage, rent, lease and convey, without the purchaser lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan, or rent.

This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title

IN TESTIMONY WHEREOF, we have executed this instrument this date
APR 11 2017


DOUGLAS LaFOND

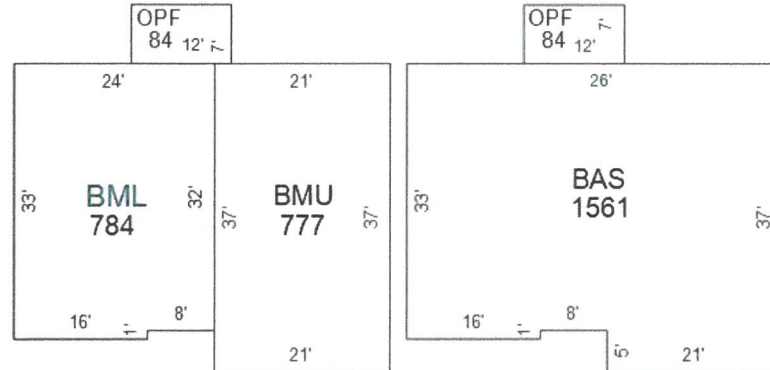


STATE OF TENNESSEE
COUNTY OF MAURY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DOUGLAS and REBA LaFOND, personally known to me (or

121 LENOX DR	Subdivision CARRIAGE HILLS SEC 3					TAX YEAR 2023		060	066F	B	004.00	000
Property Address	BK 9	PG 139	BLOCK	LOT 60	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 10/27/2022	
LAFOND DOUGLAS & REBA REVOC LIVING TRUST DOUGLAS OR REBA LAFOND TRUSTEES 121 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions	111.51X275.85 IRR				Total Land Units		1				
							Deed Acres		0	Page: 1 of 1		
						Calculated Acres		0				

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	4 Full Basement				
Stories	1 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	11 Common Brick			Attic					
Heating Fuel									
Year Built	1994	Eff Yr Built	2002	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	10	Total Fixtures	10		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab		Add'l Sty		
Info Src	0	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	03	Wood W/O Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date	Factor		% Comp		Cost & Design 0			
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,561	1.036	1	1.07	1.07	2,345	2022	20	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	227,020	84,990		312,010	133.05	Dwelling Factor 1			
RCNLD	181,620	68,000		249,620	106.45	Dwelling Value 249,620			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,561					
		BML		784	100	75.41		59,120	
		OPF		84	0	37.74		3,170	
		BMU		777	0	25.14		19,530	
		OPF		84	0	37.74		3,170	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	255,700
TOTAL APPRAISAL	315,700
GREENBELT APR	
ASSESSMENT	78,925
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	315,700
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS														
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact
STP	Stoop	1996	1996	112	B	1	8X14		14.8214	GD	1,660	67.5		1
DRW	Driveway	1994	1994	1	C	1			5000	UN	5,000	100		1
														Value
														1,120
														5,000

Total OBY Value
6,120

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		111	275	1	60,000.00					100
Totals:							1						60,000

AGRICULTURAL / GREENBELT LAND									
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value		
Totals:									

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
04/11/2017	R2427	531				QC		LAFOND DOUGLAS & REBA REVOC LIVI	
01/28/2005	R1839	1216	188,000	188,000	I	WD	A	LAFOND DOUGLAS M ETUX	
05/04/1993	1180	643	17,900	17,900	V	WD	A	HALL ROGER S	
04/17/1990	835	71						PARKS-REAVES PROPERTIES	

NOTES									
CHG EYB GRF/BMU*R10/32*FN - R14:32 CHG BMF/BSF*LDS - R18: CHG QLTY PER 32 *CB									
R18: CHG EYB PER 32 *CB - R22: CHG DRW VAL PER 32 *CB									
22: CHG BSF/BML, ADD OPF PER 51 *CB									

BK/PG:R2895/1246-1248
23000209

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma 74105

Taxes To:
Roger D. and Brenda M. Goodwin
113 Lenox Drive
Columbia, Tennessee 38401

3 PGS : WARRANTY DEED	
NANCY MCMEEN 295914 - 23000209	
01/05/2023 - 10:19 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF MAURY

KNOW ALL MEN BY THESE PRESENTS, that the grantor, Roger Dale Goodwin and Brenda M. Goodwin, husband and wife, whose address is: 113 Lenox Drive, Columbia, Tennessee 38401 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, Roger D. Goodwin and Brenda M. Goodwin Trustees of the Goodwin Protection Trust dated December 12, 2022 (referred to herein as "Grantee" whether one or more). whose address is: 113 Lenox Drive, Columbia, Tennessee 38401

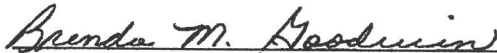
Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 22, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Book 835, Page 490-491, in the Register's Office of Maury, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on December 12, 2022


Roger Dale Goodwin, GRANTOR


Brenda M. Goodwin, GRANTOR

STATE OF TENNESSEE)

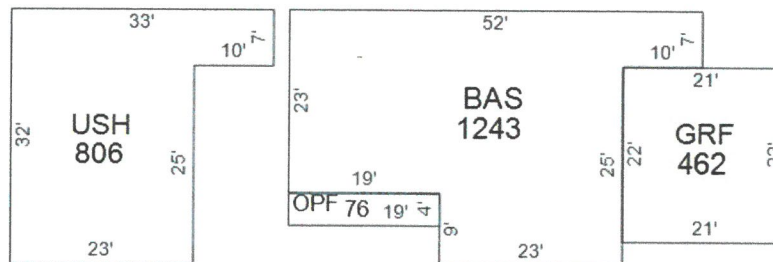
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Dale Goodwin and Brenda M. Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this December 12, 2022.

113 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	022.00	000	
Property Address	BK 5	PG 282	BLOCK	LOT 0022	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 01/24/2023	
GOODWIN PROTECTION TRUST ROGER D & BRENDA M GOODWIN--TRUSTEES 113 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1				
	Dimensions 145.15X356.93 IRR.					Total Land Units		1					
						Deed Acres		0		Page: 1 of 1			
					Calculated Acres		0						

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1986	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths				Add'l Fixtures	8	Total Fixtures	8		
Wood FP Stacks	1	Openings	1	Add'l Sty	Prefab			Add'l Sty	
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date		Factor	% Comp		Cost & Design 0			
Depr: Physical	20	Other Phys		Functional	External		% Good 80		
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,243	.845	1	1	1.21	1,727	2022	16	1.00	
	Base Dwelling	Add'l Areas		Total	\$/SqFt	% Complete			
RCN	195,470	93,350		288,820	167.24	Dwelling Factor			
RCNLD	156,380	74,670		231,050	133.79	Dwelling Value			
						1			
						231,050			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,243					
		OPF		76	0	42.63		3,240	
		GRF		462	0	71.06		32,830	
		USH		806	60	71.07		57,280	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	239,800
TOTAL APPRAISAL	299,800
GREENBELT APR	
ASSESSMENT	74,950
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	299,800
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Port
WDK	Wood Deck	1986	1986	240	C	1	8X30		19.2083	AV	4,610	10	
DRW	Driveway	1986	1986	1	C	1			3000	UN	3,000	100	
UTB	Utility Building	2019	2019	240	C	1	12 X 20		23.5833	AV	5,660	94	
											5,320		
											8,780		

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		145	356	1	60,000.00					60,000
Totals:							1						60,000

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
12/12/2022	R2895	1246						GOODWIN PROTECTION TRUST	
04/30/1990	835	490	89,700	89,700	I	WD	A	GOODWIN ROGER DALE	
01/28/1987	767	381	85,500	85,500	I	WD	A	BARNES VAN C	
05/15/1986	753	642	12,000	12,000	V	WD	A	PRONGHORN CONSTRUCTION	

NOTES	
R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO PER 51*CB	
*R2895-1246 WD WITH 0 CONSID-MV	

This instrument prepared by Robin Courtney, Attorney, Columbia, Tennessee.

DEED

For and in the consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert S. Parks and Paul Scribner, have bargained and sold and do by these presents sell, transfer and convey unto Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third (3rd) Civil District of Maury County, Tennessee, and within the City of Columbia, more fully described as follows:

Being Lot No. 21 of Carriage Hills Subdivision, Section 1, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.

Being a portion of the property conveyed to the Grantors by deeds of record in Book 631, Page 347 and Book 809, Page 567 of the said Register's Office.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereitaments thereunto belonging and pertaining unto the said Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We covenant with the said Robert Lofton Fox and wife, Shirley Ann Fox, that we are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for subdivision restrictions recorded in Book 647, Page 280, amended by instrument recorded in Book 653, Page 511 of said Register's Office, and all matters, including building setback lines and utility and drainage easements imposed by the plat of said subdivision; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and

Maury County, State of Tennessee

Received for record the 15 day of June 1989 at 3:59 o'clock P M

Note Book 12 Pg 345 Receipt # 38768 Recording Fee 8.00

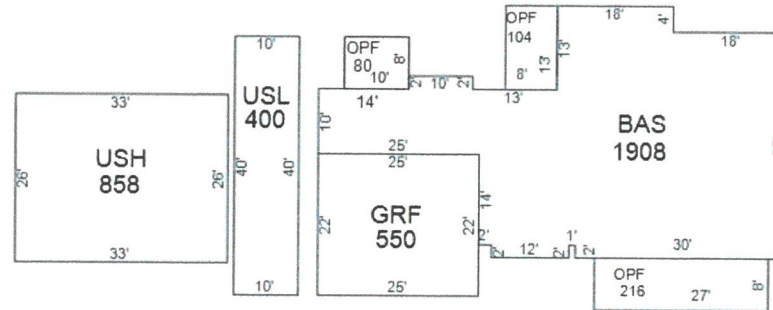
State Tax 52.80 Probate Fee 5.00 Total 61.30

Book _____ Page _____ Witness my hand _____ Register

BOOK 815 PAGE 10

115 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	023.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0021	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066F	
FOX ROBERT LOFTON ETUX SHIRLEY ANN 115 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Updated 10/27/2022
	Additional Description						SSD2			Printed 03/17/2023		
	Dimensions	130X340.05 IRR.					Total Land Units		1		Card: 1 of 1	
							Deed Acres		0			
							Calculated Acres		0		Page: 1 of 1	

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1989	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths				Add'l Fixtures	11	Total Fixtures	11		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab			Add'l Sty	
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date	Factor		% Comp		Cost & Design 0			
Depr: Physical	20	Other Phys		Functional	External		% Good 80		
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,908	1,243	1	1	1.21	2,543	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	283,180	134,160		417,340	164.11	Dwelling Factor 1			
RCNLD	226,540	107,330		333,870	131.29	Dwelling Value 333,870			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,908					
		OPF		104	0	42.60		4,430	
		OPF		216	0	42.64		9,210	
		GRF		550	0	71.05		39,080	
		USH		858	60	71.06		60,970	
		USL		400	30	42.65		17,060	
		OPF		80	0	42.63		3,410	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	339,500
TOTAL APPRAISAL	399,500
GREENBELT APR	
ASSESSMENT	99,875
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	399,500
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
WDK	Wood Deck	1989	1999	288	C	1	12X24		17.7431	AV	5,110	31	1
DRW	Driveway	1989	1989	1	C	1			4000	UN	4,000	100	1

Total OBY
Value
5,580

MARKET LAND												
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc
1	U	22	01		130	340	1	60,000.00				
Totals:							1					

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES								
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/15/1989	815	10	16,000	16,000	V	WD	A	FOX ROBERT LOFTON
04/03/1989	809	567	230,000	230,000	V	WD	M	PARKS ROBERT S
06/21/1979	631	347						HITCH TOM J ETAL

NOTES
R14:32 ADD OPF*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG DRW VAL, WDK EYB PER 32 *CB - 22: CHG OPF, ADD UTB PER 51 *CB

PREPARED BY:
JASON A. GOLDEN
ATTORNEY AT LAW
COLUMBIA TENN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jeffery T. Whitley, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Wayne D. Crowley, Sr. and wife, Gail Crowley, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 59, Carriage Hills Subdivision, Section 3, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY by deed of record in Book 1324, Page 418, Register's Office of Maury County, Tennessee.

Map 66F, Group B, Parcel 3.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

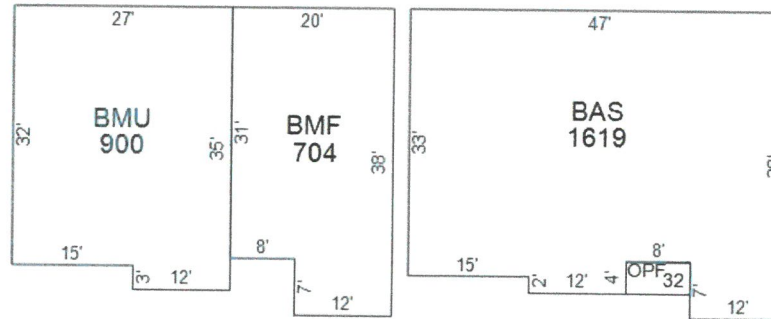
FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 596, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines, a 20 ft. sewer easement along the north property line, and other matters as shown on recorded plat.

18 AUG 97 11:15
177 12345
480.63 1.00 493.63
1340 883
of these...

BOOK 1340 PAGE 883

130 LENOX DR	Subdivision	CARRIAGE HILLS SEC 3				TAX YEAR 2023		060	066F	B	003.00	000
Property Address	BK 9	PG 139	BLOCK	LOT 59	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 10/27/2022	
CROWLEY WAYNE D SR ETUX GAIL 130 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 200.38X221.97 IRR					Total Land Units 1						
						Deed Acres 0		Page: 1 of 1				
					Calculated Acres 0							

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	3 Part Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	12 Brick/Wood			Attic					
Heating Fuel									
Year Built	1997	Eff Yr Built	2010	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	02	L-Shaped		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date	Factor		% Comp		Cost & Design 0			
Depr: Physical	15	Other Phys		Functional		External		% Good 85	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,619	1,071	1	1,021	1,07	1,619	2022	12	1.00	
	Base Dwelling	Add'l Areas	Total	\$/SqFt	% Complete				
RCN	218,670	59,230	277,900	171.65	Dwelling Factor				
RCNLD	185,870	50,350	236,220	145.90	Dwelling Value				
					236,220				
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,619					
		BMF		704	0	50.28		35,400	
		OPF		32	0	37.81		1,210	
		BMU		900	0	25.13		22,620	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	239,900
TOTAL APPRAISAL	299,900
GREENBELT APR ASSESSMENT	74,975
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
COST	Value
INCOME	299,900
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
<u>Water/Sewer</u>	
03 Public / Individual	
<u>Electricity</u>	
01 Public	
<u>Gas</u>	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS														
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact
WDK	Wood Deck	1997	1997	130	C	1	13X10		20,8462	AV	2,710	25		1
DRW	Driveway	1997	1997	1	C	1			3000	UN	3,000	100		1
														Value
														680
														3,000

Total OBY
Value
3,680

MARKET LAND												
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc
1	U	22	01		200	221	1	60,000.00				
Totals:							1					

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES								
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/07/1997	1340	883	129,900	129,900	I	WD	A	CROWLEY WAYNE D SR ETUX
03/24/1997	1324	418	17,900	17,900	V	WD	A	WHITLEY JEFFERY T
05/12/1994	1220	924	10	10	V	WD	P	PARKS ROBERT S
04/17/1990	835	71						PARKS-REAVES PROPERTIES

NOTES	
R06FN*CHG AREA CO*R06JS*CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB	
R22: CHG DRW VAL PER 32 *CB	

RE1001CH.L61

This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

File

GENERAL WARRANTY DEED

This indenture is made and entered into this 4 day of May, 1993 between Parks-Reaves Properties, a Tennessee General Partnership (hereinafter referred to as "GRANTOR") and Michael J. White, and wife, Yvonne White (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 61 in the Carriage Hills Subdivision, Section 3, as shown by map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

BEING a portion of the same property conveyed to Parks-Reaves Properties by instrument of record in Book 835 at page 71 in the Maury County, Tennessee Register of Deeds office. See also Certificate of Partnership of record in Book 835 at page 77 in the same said office.

Tax Parcel # 66-66-8.00 P/O

NOTE: The legal description set forth above is a portion of the same property as contained in Grantor's previous deed of record and is derived from a plat dated 3/29/93 by James D. Webb, Registered Land Surveyor (No. 596) of Maury, County, Tennessee.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 1180 at Page 596 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 5 of May 1993 at 3:31 o'clock P.M.
Note Book 15 Page 535 Receipt # 27250 Recording Fee 8.00
State Tax 66.23 Probate Fee 1.00 Total 75.23
Book 1180 Page 600, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

BOOK 1180 PAGE 600

125 LENOX DR										Subdivision										TAX YEAR 2023				060		066F		B		005.00		000	
Property Address										CARRIAGE HILLS SEC 3										MAURY				JUR		CONTROL MAP		GROUP		PARCEL		PI S/I	
Ownership and Mailing Address										Alt Subdiv										City 60156 Columbia				Map 066F		Updated 10/27/2022							
WHITE MICHAEL J ETUX										BK 9 PG 139 BLOCK LOT 61 TRACT										SSD1				Dist 03		Printed 03/17/2023							
YVONNE										BK PG BLOCK LOT TRACT										SSD2													
125 LENOX DR										Additional Description										Total Land Units 1						Card: 1 of 1							
COLUMBIA TN 38401										Dimensions 111.58X243.84 IRR										Deed Acres 0						Page: 1 of 1							
COLUMBIA TN 38401										Calculated Acres 0																							
DWELLING DATA																				APPRaised VALUES													
Improv Type 01 Single Family																				LAND 60,000													
Stories 2 Story Frame																				IMPROVEMENTS 232,900													
Exterior Wall 11 Common Brick																				TOTAL APPRAISAL 292,900													
Heating Fuel																				GREENBELT APR													
Year Built 1993 Eff Yr Built 2002 Rooms 0 Bedrooms 0																				ASSESSMENT 73,225													
Full Baths Half Baths Add'l Fixtures 7 Total Fixtures 7																				ASSESSED @ 25%													
Wood FP Stacks 1 Openings 1 Add'l Sty PreFab Add'l Sty																				APPROACH COST VALUE													
Info Src 3 Occ 1 Rental: Src Year 0 Amount 0 Sched																				Value Correlation													
Foundation 02 Continuous Footing																				COST 292,900													
Floor System 04 Wood W/ Sub Floor										INCOME MARKET																							
Party Wall 00 None										PARCEL DATA																							
Struct. Frame 00 None										NBHD C64																							
Roof Framing 02 Gable/Hip										Review Flag																							
Roof Cov/Deck 03 Composition Shingle										Living Units																							
Cab/Millwork 04 Above Average										Water/Sewer																							
Quality 1+ : Average + Condition Average Class:										03 Public / Individual																							
Prorate Date Factor % Comp Cost & Design 0										Electricity																							
Depr: Physical 20 Other Phys Functional External % Good 80										01 Public																							
GFLA Area Story Const Grade SFLA Depr Yr Eff Age County Factor										Gas																							
1,542 1.025 1 1.07 1.07 1,542 2022 20 1.00										00 None																							
Base Dwelling Add'l Areas Total \$/SqFt % Complete										Topo 0 Level																							
RCN 216,120 62,700 278,820 180.82 Dwelling Factor 1										Road Type 3 Paved																							
RCNLD 172,900 50,150 223,050 144.65 Dwelling Value 223,050										Delete Next Year																							
AREAS: Lower Floor First & Above Area % SFLA Rate RCN										Greenbelt Review N																							
BAS 1,542										Land Apr Date 01/01/2006 By 32																							
OPF 95 0 37.68 3,580										# Improvements 1																							
GRF 672 0 62.84 42,230										# Mobile Homes 0																							
ATF 672 0 25.13 16,890										NH Trend 3 TRANSITION																							
										Other																							
										Land Use Code 11																							
										Zoning																							
										GREENBELT																							
										Year Recorded																							
										App# Book/Pg																							
ENTRANCES										ENTRANCES																							
Date Code ID										Date Code ID																							
01/01/2002 01 Bldg Apr 34										01/01/2002 01 Bldg Apr 34																							
BUILDING PERMITS										BUILDING PERMITS																							
Date Type Status Last Visit										Date Type Status Last Visit																							
MARKET LAND										AGRICULTURAL / GREENBELT LAND																							
# Type Table Code Acc Front Depth Units Rate Infl Fld Topo Loc Size Mkt Dep Adj Rate Value Class										# Mkt Line Use Type Soil Type Access Acres Rate Use Value																							
1 U 22 01 111 243 1 60,000.00 100 60,000.00 60,000										Totals: 60,000																							
Totals: 1 60,000																																	
SALES										NOTES																							
Date Book Page Price Adj Price V/I Instr A/R Owner										R18: CHG QLTY PER 32 *CB - 22: ADD UTB, PP-UTB PER 51 *CB																							
05/04/1993 1180 600 17,900 17,900 V WD A WHITE MICHAEL J																																	
04/17/1990 835 71 PARKS-REAVES PROPERTIES																																	

Mail Stafford Land Title
540 Heritage Pointe Dr
Ste A
Clarksville TN 37042

Name and Address of New Owner:

Briana Ryelle Waldrum and Bronson R. Waldrum

③ 126 LENOX DR
Columbia TN 38401

Send Tax Bills To:

Briana Ryelle Waldrum and Bronson R. Waldrum

③ 126 LENOX DR
Columbia TN 38401

This Instrument Prepared By:

Devan Spinelli

CLOSED LLC

1212 East Broward Boulevard

Suite 202

Fort Lauderdale, FL 33301

Map & Parcel No: 066F-B-002.00

BK/PG: R2651/1340-1342

20012833

3 PGS-AL-WARRANTY DEED	
JANE BATCH: 232483	07/29/2020 - 10 15 AM
VALUE	267000.00
MORTGAGE TAX	0.00
TRANSFER TAX	987.90
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1005.90

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Spencer Valdez and Jessica Valdez, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Briana Ryelle Waldrum and Bronson R. Waldrum, wife and husband**, "the Grantees," the following described real estate in Maury County, Tennessee:

Land in Maury County, Tennessee being Lot No. 58, on the Plan of Carriage Hills, Section 3 of record in Plat Book 9, Page 139, in the Register's Office for Maury County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

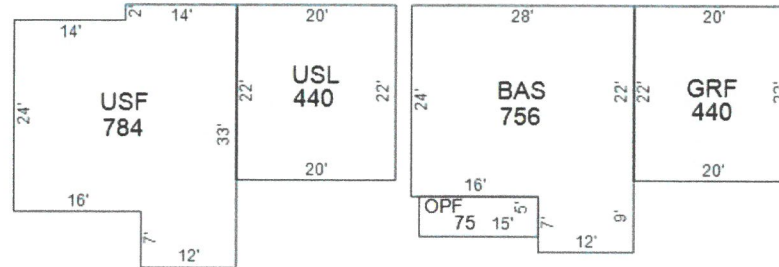
Being the same property conveyed to Spencer Valdez and Jessica Valdez, Husband and Wife from Laura J. Valdez by Quitclaim Deed dated the 6th day of November, 2017, in the Register's Office of Maury County, Tennessee. *ref R2465 pg 684*

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in the Register's Office for Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

126 LENOX DR	Subdivision	CARRIAGE HILLS SEC 3				TAX YEAR 2023	060	066F	B	002.00	000
Property Address	BK 9	PG 139	BLOCK	LOT 58	TRACT	MAURY	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	
WALDRUM BRIANA RYELLE ETVIR BRONSON R 126 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	
	Additional Description					SSD2			Updated 10/27/2022		
	Dimensions	100.00X250.30 IRR				Total Land Units	1		Printed 03/17/2023		
						Deed Acres	0		Card: 1 of 1		
					Calculated Acres	0		Page: 1 of 1			

DWELLING DATA									
Improv Type	01 Single Family				Lower Level	1 No Basement			
Stories	2 Story Frame				Heating/Air	8 Heat And Cooling Pkg			
Exterior Wall	04 Siding Average				Attic				
Heating Fuel									
Year Built	1996	Eff Yr Built	2010	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab		Add'l Sty		
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date	Factor			% Comp		Cost & Design		
Depr: Physical	15	Other Phys			Functional	External		% Good	
	Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor	
756	.545	1	1	1.07	1,672	2022	12	1.00	
	Base Dwelling	Add'l Areas		Total	\$/SqFt	% Complete			
RCN	113,290	135,760		249,050	148.95	Dwelling Factor		1	
RCNLD	96,300	115,400		211,700	126.61	Dwelling Value		211,700	
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		756					
		USF		784	100	113.13		88,690	
		OPF		75	0	37.73		2,830	
		GRF		440	0	62.84		27,650	
		USL		440	30	37.70		16,590	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	214,300
TOTAL APPRAISAL	274,300
GREENBELT APR ASSESSMENT	68,575
ASSESSED @ APPROACH	25%
	COST VALUE
<u>Value Correlation</u>	
COST	Value
INCOME	274,300
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
<u>Water/Sewer</u>	
	03 Public / Individual
<u>Electricity</u>	
	01 Public
<u>Gas</u>	
	00 None
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS															
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1996	1996	130	C	1	10X13		20,8462	AV	2,710	22		1	600
DRW	Driveway	1996	1996	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY Value

2,600

ENTRANCES			
Date	Code	ID	
01/01/2002	01 Bldg Apr	32	

BUILDING PERMITS			
Date	Type	Status	Last Visit

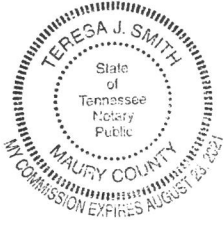
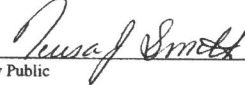
[illegible]

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES								
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/24/2020	R2651	1340	267,000	267,000	I	WD	A	WALDRUM BRIANA RYELLE ETVIR BRO
11/06/2017	R2465	684				QC		VALDEZ SPENCER ETUX JESSICA
01/11/2016	R2354	281	189,000	189,000	I	WD	A	VALDEZ JESSICA K ETVIR SPENCER &
04/16/2010	R2112	1116	145,900	145,900	I	WD	A	CARROLL JEFFREY M

NOTES	
CHG LAND UNIT PRICE R06BV*R2055-504 TRUSTEE DEED*JG	
CHG AREA CODE*FN*CHG SE*R10/32*FN*JG - R18: CHG QLTY PER 32 *CB	
R22: CHG DRW VAL PER 32 *CB	

file Title Assoc of Columbia

WARRANTY DEED 	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$309,000.00.  Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2020.  Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
--	---

THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027		
ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Turner and Sara Denise Kueck	SEND TAX BILLS TO: <i>SAME AS OWNER</i>	MAP-PARCEL NO.(S) 66K-A-024.00 & 66K-A-021.00
(NAME) 111 Lenox Drive	(NAME)	
(ADDRESS) Columbia, TN 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Josh Koziura and Kristin James, also known as Kristin Elizabeth James, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Turner, husband and Sara Denise Kueck, wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows, to-wit:

Land in Maury County, Tennessee, being Lot Nos. 23 and 35 on the Plan of Carriage Hills Subdivision, Section 1, of record in Plat Book 5, page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Koziura and Kristin James, husband and wife, by Warranty Deed from Tom C. Lunn and wife, Christina Lunn, dated August 5, 2016 and recorded on August 9, 2016 in Book R2385, page 282, Register's Office for Maury County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Warranty Deed

FRN-2009734SSO

111 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	024.00		000
Property Address	BK 5	PG 282	BLOCK	LOT 23	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022	
TURNER MATTHEW ETUX SARA DENISE KUECK 111 LENOX DR COLUMBIA TN 38401-7203	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023		
	Additional Description					SSD2				Card: 1 of 1			
	Dimensions 199.93X188.74 IRR					Total Land Units		1.4	Page: 1 of 1				
						Deed Acres		0					
					Calculated Acres		1.4						

DWELLING DATA

Improv Type	01 Single Family				Lower Level	3 Part Basement						
Stories	2 Story Frame				Heating/Air	7 Heat And Cooling Split						
Exterior Wall	04 Siding Average				Attic							
Heating Fuel												
Year Built	1987		Eff Yr Built	2006		Rooms	0		Bedrooms	0		
Full Baths			Half Baths			Add'l Fixtures	6		Total Fixtures	6		
Wood FP Stacks	1		Openings	1		Add'l Sty			PreFab	Add'l Sty		
Info Src	3		Occ	0		Rental: Src			Year	0		
						Amount	0		Sched			
Foundation	02 Continuous Footing				Floor Finish	11 Carpet Combination						
Floor System	04 Wood W/ Sub Floor				Interior Finish	07 Drywall						
Party Wall	00 None				Paint/Decor	04 Above Average						
Struct. Frame	00 None				Bath Tile	00 None						
Roof Framing	02 Gable/Hip				Electrical	04 Above Average						
Roof Cov/Deck	03 Composition Shingle				Shape	01 Rectangular Design						
Cab/Millwork	04 Above Average											
Quality	2 : Above Average				Condition	Average			Class:			
Prorate	Date		Factor		% Comp		Cost & Design 0					
Depr: Physical	20		Other Phys		Functional		External		% Good 80			
GFLA	Factors					SFLA	Depr Yr	Eff Age	County Factor			
	Area	Story	Const	Grade								
1,536	1,021	1	1	1.21	1,997	2022	16	1.00				
	Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete					
RCN	231,130		138,540		369,670	185.11	Dwelling Factor					1
RCNLD	184,900		110,830		295,730	148.09	Dwelling Value					295,730

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,536			
	BMF	320	0	56.84	18,190
	OPF	216	0	42.64	9,210
	OPF	393	0	42.65	16,760
	BMU	1,189	0	28.42	33,790
	USH	348	60	71.06	24,730
	USL	348	30	42.64	14,840
	USL	493	30	42.64	21,020

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	2006	2006	336	C	1	14X24		16.6071	AV	5,580	52		1	2,900
DRW	Driveway	2006	2006	1	C	1			1500	UN	1,500	100		1	1,500

Total OBY
Value
4,400

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01					49,357.14							100	49,357.14	69,100	
Totals:							1.4										69,100	

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/18/2020	R2657	1412	309,000	309,000	I	WD	P	TURNER MATTHEW ETUX SARA DENISE
08/05/2016	R2385	282	229,900	229,900	I	WD	P	KOZIURA JOSH & KRISTIN JAMES
05/21/2007	R1985	1202						LUNN TOM C ETUX
09/06/2006	R1940	700	200,000	200,000	I	WD	P	LUNN TOM C ETUX

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*R1940-700 ALSO LOT 21*R1985-1202 CORRECTION*JG*CHG AREA CODE*FN CHG EYB FRPL & DECK*R10/32*JG*CHG EYB*R10/42*FN R2385-282 ALSO 66K-A-21*JG R18: CHG QLTY PER 32 *CB.*R2657-1412 INCLDS 66K-A-21-MS FOR 22:DELETE 66K-A-21.00 & COMBINE W/THIS PCL PER OWNERS REQUEST*PB

APPRAISED VALUES

LAND	69,100
IMPROVEMENTS	300,100
TOTAL APPRAISAL	369,200
GREENBELT APR	
ASSESSMENT	92,300
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

COST	Value
INCOME	369,200
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	05/23/2022 By 51
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

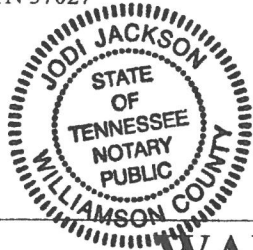
Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9664-BW



STATE OF TENNESSEE
COUNTY OF Dandson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS \$ 250,000.00

Ame New Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY
OF December 2018

[Signature]
Notary Public
MY COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevin J. Tolbert	<u>Fairway Mortgage</u>	MAP
104 Lenox Drive	<u>4201 Marsh Lane</u>	PARCEL 066K-A-031.00
Columbia, TN 38401	<u>Carrollton, TX 75007</u>	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE
HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE
RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Anderson, a unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS
DO TRANSFER AND CONVEY UNTO **Trevin J. Tolbert and wife, Megan R. Tolbert**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR
PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly
described as all of Lot 16 in the Carriage Hills Subdivision, Section 1, as shown by a map of record
in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Tract 2:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly
described as follows: Being a 5 foot easement running contiguous with and parallel to the
Southerly boundary of Lot 17, Carriage Hills Subdivision, Section 1, Plat Book 5, Page 282, and
being a portion of said Lot 17, for the purpose of driveway benefiting Lot 16, Carriage Hills
Subdivision, Section 1, Plat Book 5, Page 282, Register's Office of Maury County, Tennessee

Being the same property conveyed to Jason Anderson, a married man by Warranty deed from Mary
Graham Lane, a single person of record in Book R2265, page 253, Register's Office for Maury
County, Tennessee, dated February 04, 2014 and recorded on February 05, 2014. The said Jason
Anderson having since divorced on May 4, 2017 by Final Decree, docket number 17143, Chancery
Court for Cheatham County, Tennessee by which former spousal marital interest was terminated.

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 is ☐ UNIMPROVED

☒ IMPROVED property known as 104 Lenox Drive, Columbia, TN 38401.

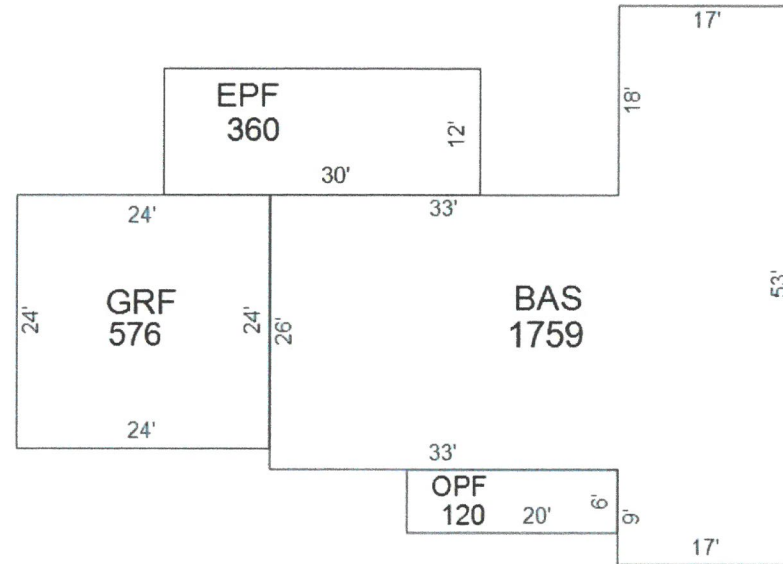
Mai

FOUNDATION TITLE AND ESCROW SERIES
277 MALLORY STATION RD
STE 102
FRANKLIN TN 37067

104 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	031.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 16	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
TOLBERT TREVIN J ETUX MEGAN R 104 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 130X175 IRR.					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA

Improv Type	01 Single Family		Lower Level		1 No Basement						
Stories	1 Story Frame		Heating/Air		8 Heat And Cooling Pkg						
Exterior Wall	04 Siding Average		Attic								
Heating Fuel											
Year Built	1988	Eff Yr Built	2006	Rooms	0	Bedrooms	0				
Full Baths	Half Baths		Add'l Fixtures		6	Total Fixtures	6				
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty				
Info Src	3	Occ	1	Rental: Src		Year	0	Amount	0	Sched	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination				
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall				
Party Wall	00	None			Paint/Decor	04	Above Average				
Struct. Frame	00	None			Bath Tile	00	None				
Roof Framing	02	Gable/Hip			Electrical	04	Above Average				
Roof Cov/Deck	03	Composition Shingle			Shape	04	Irregular Shape				
Cab/Millwork	04	Above Average									
Quality	2 : Above Average			Condition	Average		Class:				
Prorate	Date	Factor		% Comp		Cost & Design			0		
Depr: Physical	20	Other Phys		Functional		External		% Good		80	
Factors											
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor			
1,759	1,154	1	1	1.21	1,759	2022	16	1.00			
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete					
RCN	255,420	86,980		342,400	194.66	Dwelling Factor		1			
RCNLD	204,340	69,580		273,920	155.72	Dwelling Value		273,920			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN			
		BAS		1,759							
		OPF		120	0	42.67		5,120			
		GRF		576	0	71.06		40,930			
		EPF		360	0	113.69		40,930			



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	280,800
TOTAL APPRAISAL	340,800
GREENBELT APR	
ASSESSMENT	85,200
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	340,800
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1989	1989	192	C	1	12X16		20.8333	AV	4,000	10		1	400
DRW	Driveway	1989	1989	1	C	1			1500	UN	1,500	100		1	1,500
GUD	Detached Garage Unfi	1995	1995	240	C	1	12X20		44.625	AV	10,710	46		1	4,930

Total OBY
Value
6,830

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		130	175	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/21/2018	R2534	1032	250,000	250,000	I	WD	A	TOLBERT TREVIN J ETUX MEGAN R
02/04/2014	R2265	253	172,900	172,900	I	WD	A	ANDERSON JASON
02/07/2003	R1681	958	137,500	137,500	I	WD	A	LANE MARY GRAHAM
09/07/1999	R1450	949	109,680	109,680	I	WD	B	CHEEK HUBERT

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD EPF PER 51 *CB

Mail
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES S. WHEELER and wife, MARY A. WHEELER, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto PAUL A. TAYLOR and wife, BRENDA K. TAYLOR hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Maury County, Tennessee, described as follows, to-wit:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 25, Carriage Hills Subdivision, Section 1, as shown on Plat of record in Plat Book 5, page 282, of the Register's Office of Maury County, Tennessee.

BEING the same property conveyed to James S. Wheeler and wife, Mary A. Wheeler by deed from Wayne Smith and Gary Smith, of record in Book 783, page 561, Register's Office for Maury County, Tennessee.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Restrictive covenants filed of record in Book 653, page 511; and all matters as shown on the recorded plat.

This is a duplicate original of deed dated December 31, 1994, which was inadvertently lost and not recorded.

This is improved property known as: 107 Lenox Drive, Columbia, TN 38401

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 22 day of September, 1996

James S. Wheeler
James S. Wheeler

Mary A. Wheeler
Mary A. Wheeler

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 30 of Sept 1996 at 11:55 o'clock A
No to Book 17 Page 411 Receipt # 750.51 Recording Fee 8.00
State Tax 357.05 Probate Fee 1.00 Total 366.05
Book 1305 Page 951, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

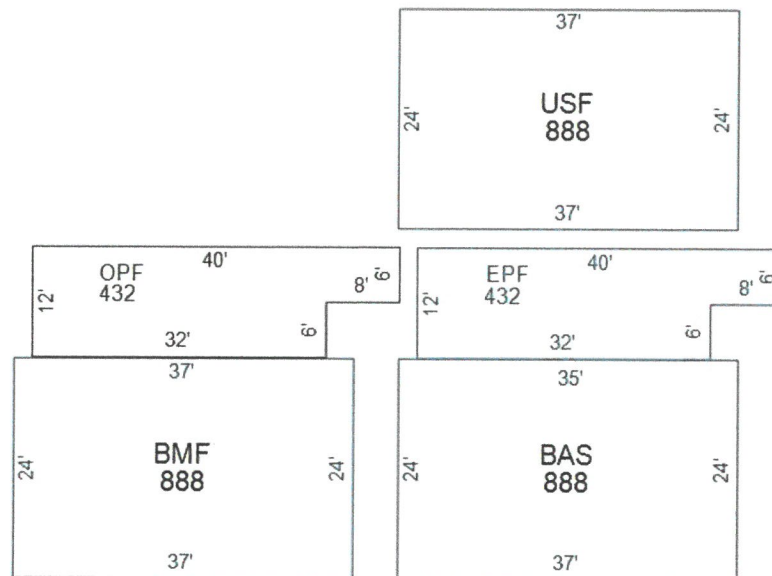
W. Wayne White

BOOK 1305 PAGE 951

107 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	026.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0025	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
TAYLOR PAUL A ETUX BRENDA K 107 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 140X170					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA

Improv Type	01 Single Family			Lower Level	4 Full Basement			
Stories	2 Story Frame			Heating/Air	7 Heat And Cooling Split			
Exterior Wall	04 Siding Average			Attic				
Heating Fuel								
Year Built	1987	Eff Yr Built	2006	Rooms	0	Bedrooms	0	
Full Baths	Half Baths			Add'l Fixtures	9	Total Fixtures	9	
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab		Add'l Sty	
Info Src	3	Occ	1	Rental: Src	Year	0	Sched	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination	
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall	
Party Wall	00	None			Paint/Decor	04	Above Average	
Struct. Frame	00	None			Bath Tile	00	None	
Roof Framing	02	Gable/Hip			Electrical	04	Above Average	
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design	
Cab/Millwork	04	Above Average						
Quality	2 : Above Average			Condition	Average		Class:	
Prorate	Date			Factor	% Comp		Cost & Design 0	
Depr: Physical	20	Other Phys		Functional	External		% Good 80	
	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
888	.627	1	1	1.21	1,776	2022	16	1.00
	Base Dwelling	Add'l Areas	Total	\$/SqFt	% Complete			
RCN	148,780	231,620	380,400	214.19	Dwelling Factor	1		
RCNLD	119,020	185,300	304,320	171.35	Dwelling Value	304,320		
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN
		BAS		888				
		USF		888	100	127.92		113,590
		BMF		888	0	56.86		50,490
		EPF		432	0	113.70		49,120
		OPF		432	0	42.64		18,420



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	311,100
TOTAL APPRAISAL	371,100
GREENBELT APR	
ASSESSMENT	92,775
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	371,100
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1992	1992	1	C	1			4000	UN	4,000	100		1	4,000
STP	Stoop	1992	1992	35	C	1	5X7		20.8571	AV	730	62.5		1	460
PTO	Patio	1997	1997	192	C	1	12X16		9.5833	AV	1,840	25		1	460
WDK	Wood Deck	1992	2014	120	C	1	IRR		20.8333	AV	2,500	76		1	1,900

Total OBY Value

6,820

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		140	170	1	60,000.00							100	60,000.00	60,000	
Totals:																		60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
09/22/1996	1305	951	96,500	96,500	I	WD	A	TAYLOR PAUL A ETUX
12/10/1987	783	561	92,000	92,000	I	WD	A	WHEELER JAMES S
08/19/1986	759	110	15,000	15,000	V	WD	A	SMITH WAYNE &

NOTES

R14:32 ADD EPF INCREASE DRWY*LDS - R18: CHG QLTY PER 32 *CB
 R22: CHG DRW, WDK EYB PER 32 *CB - 22: ADD OPF PER 51 *CB

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance, Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$0.00.

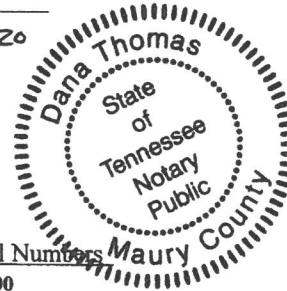
BK/PG: R2546/397-398
19003298

2 PGS:AL-QUITCLAIM DEED	
SUSIE BATCH 210847	03/11/2019 - 10:35 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th
DAY OF March, 2019.

Notary Public
My Commission Expires: 1-21-20



Address New Owner
Fay G. & Dianne Hazen
Lacey J. Hazen
105 Lenox Dr
Columbia, TN 38401

Send Tax Bills
Same

Map-Parcel Numbers
066K A 02700

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar (\$1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Fay G. Hazen and Dianne Hazen have bargained and sold, and do hereby convey, remise, release and forever quitclaim a life estate without right to sell to Fay G. Hazen and Dianne Hazen and the remainder interest to Lacey J. Hazen their heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Maury County, Tennessee, described as follows:

Being Lot No. 26 Carriage Hills Subdivision Section 1 as shown on plat of record in Plat Book 5 Page 282 Register's Office for Maury County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fay G. Hazen and wife Dianne Hazen by deed from Bailey Mortgage Company of record in Book 789 Page 212 Register's Office for Maury County, Tennessee

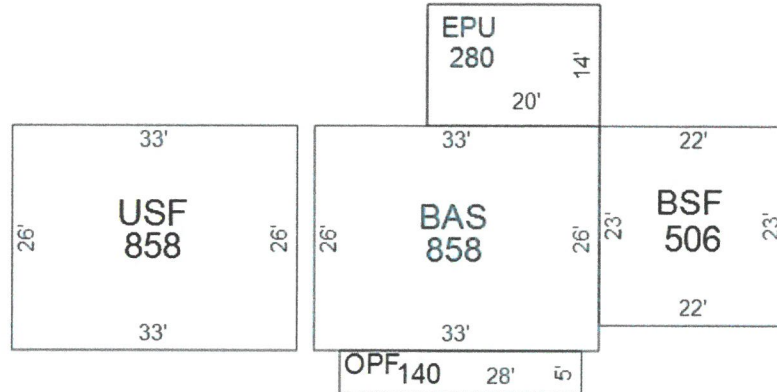
This is improved property known as 105 Lenox Dr. Columbia, TN 38401

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

105 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	027.00	000	
Property Address	BK 5	PG 282	BLOCK	LOT 26	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I	
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066F		Updated 10/27/2022
HAZEN FAY G & DIANNE HAZEN & LACEY J HAZEN 105 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023	
	Additional	LIFE ESTATE					SSD2			Card: 1 of 1			
	Description												
	Dimensions	135X170					Total Land Units		1		Page: 1 of 1		
						Deed Acres		0					
						Calculated Acres		0					

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 2 Story Frame	Heating/Air 7 Heat And Cooling Split
Exterior Wall 04 Siding Average	Attic
Heating Fuel	
Year Built 1987	Eff Yr Built 2006
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 9	Total Fixtures 9
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Info Src 3	Rental: Src
Year 0	Amount 0
Sched	
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
Factors	
GFLA	Area Story Const Grade
SFLA	Depr Yr Eff Age County Factor
858	.609 1 1 1.21 2,222 2022 16 1.00
Base Dwelling	Add'l Areas
RCN 144,790	197,140
341,930	153.88
% Complete	
RCNLD 115,830	157,710
273,540	123.11
Dwelling Factor	
Dwelling Value	273,540
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	858
BSF	506
100	113.70
57,530	
USF	858
100	127.93
109,760	
OPF	140
0	42.64
5,970	
EPU	280
0	85.29
23,880	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	285,100
TOTAL APPRAISAL	345,100
GREENBELT APR	
ASSESSMENT	86,275
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	345,100
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1990	1990	1	C	1			3000	UN	3,000	100		1	3,000
GUD	Detached Garage Unfi	1990	1990	744	C	1	24X31		30.7661	AV	22,890	36		1	8,240
WDK	Wood Deck	1990	1990	1	C	1			300	UN	300	100		1	300

Total OBY Value

11,540

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		135	170	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
03/05/2019	R2545	397				QC		HAZEN FAY G & DIANNE HAZEN &
03/28/1988	789	212	94,000	94,000	I	WD	I	HAZEN FAY G
08/31/1987	777	605	72,125	72,125	I	AO	D	BAILEY MORTGAGE COMPANY
10/09/1986	761	472						COHENOUR JULIAN S JR

NOTES

CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*R14:32 DEL OPU/ADD EPU*LDS
R18: CHG QLTY PER 32*CB*R2545-397 LIFE EST TO FAY & DIANNE REMAINDER TO LACEY*JG
R22: CHG DRW VAL PER 32 *CB - R22: PP-UTB PER 51 *CB

This Instrument Prepared by:
Delilah A. Speed, Attorney at Law, 710B North Main Street, P.O. Box 973, Columbia,
Tennessee 38402-0973.

BK/PG:R1759/397-399

03113905

**Person or Agency Responsible
For Payment of Taxes:**

P/u
By:

TINA MARIE GREEN
103 LENOX DRIVE
COLUMBIA, TN 38401

3 PGS : AL - QUITCLAIM DEED	
SUBSIE BATCH: 10063	
10/30/2003 - 01:04 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **BRUCE W. GREEN**, have this day bargained and sold and by these presents do hereby transfer and convey all my right, title and interest that I might have in and to the following described property unto **TINA GREEN**, said property lying and being in the 3RD **CIVIL DISTRICT** of Maury County, Tennessee being more particularly described as follows:

TAX MAP AND PARCEL NO'S. 66K-A-2A.

Being Lot number 27 of the Carriage Hill Subdivision, Section 1, a plat of which appears of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Bruce W. Green and Tina Green by Deed from Bob P. Keith and wife, Lisa E. Keith of record Book 1343, page 693, Register's office for Maury County, Tennessee.

TO HAVE AND TO HOLD said interest that I might have in said

property to the said **TINA GREEN**, together with all rights, titles, claims, interests, easements,

Page 1 of 1 Pages

103 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	028.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0027	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
GREEN TINA 103 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 135.03X175.75 IRR.					Total Land Units		1				
						Deed Acres		0		Page: 1 of 1		
					Calculated Acres		0					

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
 Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
 Exterior Wall **11 Common Brick** Attic
 Heating Fuel

Year Built **1980** Eff Yr Built **2002** Rooms **0** Bedrooms **0**

Full Baths Half Baths Add'l Fixtures **6** Total Fixtures **6**

Wood FP Stacks Openings Add'l Sty PreFab Add'l Sty

Info Src **3** Occ **0** Rental: Src Year **0** Amount **0** Sched

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**

Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**

Party Wall **00 None** Paint/Decor **04 Above Average**

Struct. Frame **00 None** Bath Tile **00 None**

Roof Framing **02 Gable/Hip** Electrical **04 Above Average**

Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**

Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:

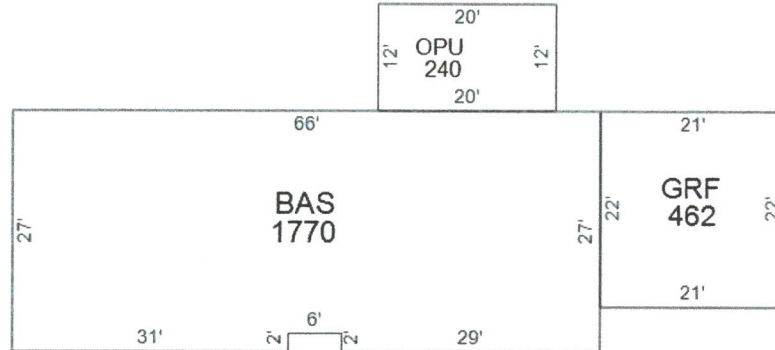
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,770	1.161	1	1.07	1.21	1,770	2022	20	1.00

Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete
RCN	269,780		37,950	307,730	173.86	
RCNLD	215,820		30,360	246,180	139.08	

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,770			
	GRF	462	0	71.06	32,830
	OPU	240	0	21.33	5,120



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	249,700
TOTAL APPRAISAL	309,700
GREENBELT APR	
ASSESSMENT	77,425
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

COST	Value
INCOME	309,700
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	

03 Public / Individual

Electricity	
Gas	
01 Public	
00 None	

Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04

# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	15

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1986	1986	1	C	1			3000	UN	3,000	100		1	3,000
STP	Stoop	1986	1986	48	C	1	6X8		20.8333	AV	1,000	55		1	550

Total OBY
Value
3,550

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		135	175	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/29/2003	R1759	397						GREEN TINA
08/27/1997	1343	693	95,500	95,500	I	WD	A	GREEN BRUCE W ETUX
05/11/1993	1182	87	88,900	88,900	I	WD	A	KEITH BOB P
03/20/1991	1113	276	89,900	89,900	I	WD	A	MCGRADY CLIFFORD E

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
 R2014:32 CHG DRWY*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB

RE1001.115

fill
This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

GENERAL WARRANTY DEED

This indenture is made and entered into this 27 day of December, 1993 between Robert M. Young, and wife, Joan M. Young (hereinafter referred to as "GRANTOR") and Sandra C. Taylor, and husband, Robert M. Taylor (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 18 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed to Robert M. Young, and wife, Joan M. Young by instrument of record in Book 811 at page 547 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel # 66F-A-66K-33.00

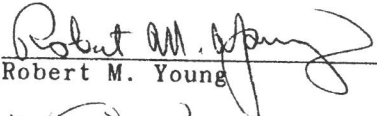
NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new boundary survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 647 at Page 280 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.


Robert M. Young

Joan M. Young

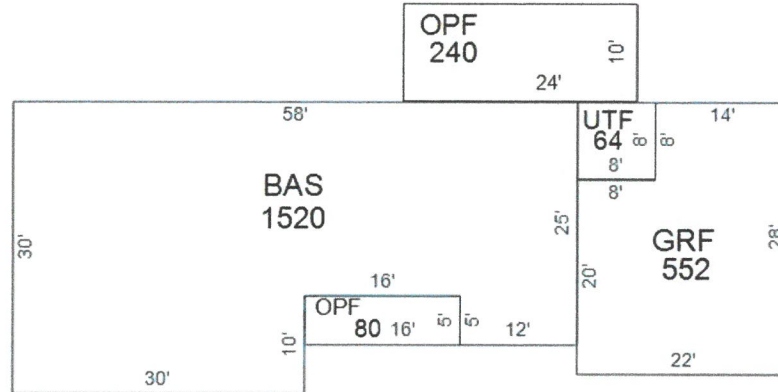
216115

FROM 1207 PAGE 749

108 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	033.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0018	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map 066F	Updated 10/27/2022		
TAYLOR SANDRA C ETVIR ROBERT M 108 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist 03	Printed 03/17/2023		
	Additional Description					SSD2						
	Dimensions 159.93X185 IRR.					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 1 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 04 Siding Average	Attic
Heating Fuel	
Year Built 1988	Eff Yr Built 2006
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 7	Total Fixtures 7
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Add'l Sty	
Info Src 3	Rental: Src
Year 0	Amount 0
Sched	
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
1,520	1.012
1	1
1.21	1,520
2022	16
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN 226,250	Dwelling Factor
RCNLD 181,000	Dwelling Value
226,930	226,930
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	1,520
0	71.09
4,550	
UTF	64
0	42.63
3,410	
OPF	80
0	71.07
39,230	
GRF	552
0	42.63
10,230	
OPF	240
0	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	229,200
TOTAL APPRAISAL	289,200
GREENBELT APR	
ASSESSMENT	72,300
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	289,200
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1989	1989	120	C	1	10X12		20.8333	AV	2,500	10		1	250
DRW	Driveway	1989	1989	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY Value
2,250

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		159	185	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/27/1993	1207	749	106,900	106,900	I	WD	A	TAYLOR SANDRA C ETVIR
05/05/1989	811	547	91,000	91,000	I	WD	M	YOUNG ROBERT M
10/20/1988	801	115	20,000	20,000	V	WD	C	SCRIBNER PAUL
06/21/1978	631	347						HITCH TOM J ETAL

NOTES

R18: CHG EYB PER 32 *CB - R22: CHG DRW VAL PER 32 *CB
22: ADD OPF PER 51 *CB

21025325

4 PGS : QUITCLAIM DEED

BECKY BUCHANAN 262730 - 21025325

11/19/2021 - 08:10 AM

VALUE 10.00

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 20.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 22.00

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

New Owner

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	CHURCHILL TITLE SOLUTIONS 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Barbara Jean McArthur 102 Lenox Dr. Columbia, TN 38401

Order Number: CTSL-BC906TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Barbara Jean McArthur, fka Barbara Jean Woodard, , an unmarried woman**, for Ten Dollars (\$10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Barbara Jean McArthur, an unmarried woman**, whose address is 102 Lenox Dr., Columbia, TN 38401, the following described real property located in Third 3rd Civil District of Maury County, State of Tennessee and further described as follows:

Being more particularly described as Lot 15 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at Page 282 in the Maury County, Tennessee register of Deeds Office.

Said Lot No. 15 fronts 150.00 feet on the Easterly margin of Lenox Drive and extends back between unparallel lines, then Northerly boundary line measuring 175.00 feet thereon and the Southerly boundary line measuring 145.00 feet thereon to the rear boundary line which measures 117. 71 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

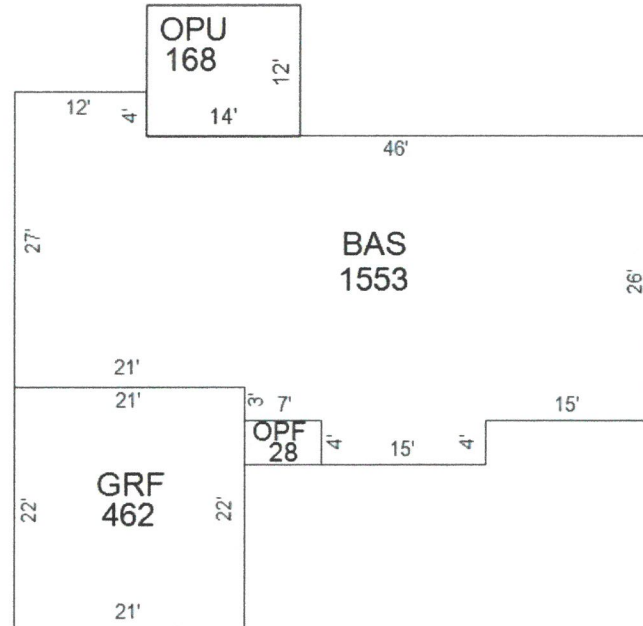
Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 066K A 030.00

Street address of property: 102 Lenox Dr., Columbia, TN 38401

102 LENOX DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	030.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 15	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
MCARTHUR BARBARA JEAN 102 LENOX DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 150X175 IRR					Total Land Units		1				
						Deed Acres		0		Page: 1 of 1		
					Calculated Acres		0					

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1987	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	6	Total Fixtures	6		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab		Add'l Sty	
Info Src	3	Occ	1	Rental: Src		Year	0	Amount	0
								Sched	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date	Factor	% Comp		Cost & Design 0				
Depr: Physical	20	Other Phys	Functional	External	% Good 80				
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,553	1,031	1	1	1.21	1,553	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	228,680	37,600		266,280	171.46	Dwelling Factor 1			
RCNLD	182,940	30,070		213,010	137.16	Dwelling Value 213,010			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,553					
		OPF		28	0	42.5		1,190	
		GRF		462	0	71.06		32,830	
		OPU		168	0	21.31		3,580	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	214,800
TOTAL APPRAISAL	274,800
GREENBELT APR	
ASSESSMENT	68,700
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
COST	Value
INCOME	274,800
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
<u>Water/Sewer</u>	
01 Public / Public	
<u>Electricity</u>	
01 Public	
<u>Gas</u>	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
WDK	Wood Deck	1987	1987	160	C	1	10X16		20.8125	AV	3,330	10	1
DRW	Driveway	1987	1987	1	C	1			1500	UN	1,500	100	1

Total OBY
Value
1,830

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		150	175	1	60,000.00					100
Totals:							1						60,000

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
11/12/2021	R2791	1165				QC		MCARTHUR BARBARA JEAN	
08/07/2020	R2655	495				QC		WOODARD BARBARA JEAN	
08/23/2016	R2388	373	171,500	171,500	I	WD	A	WOODARD BARBARA JEAN ET VIR DAVI	
05/03/2005	R1854	1392	100,000	100,000	I	WD	A	MARBET LEE BOULDIN ETUX	

NOTES	
14:CHG M/A PER RET ACN*LDS - R18: CHG EYB & QLTY PER 32 *CB	
22: ADD OPU PER 51*CB	

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Mail

BROKER TITLE AND ESCROW LLC
1404 7TH AVE S
NASHVILLE, TN 37212

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Patrick Lucero and wife Carol Lucero	New Owner
1125 Dover Drive	
Columbia TN 38401	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Wanda H. Smith, an unmarried person** (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Patrick Lucero and wife Carol Lucero** (herein called "Grantee") the following described property situated and located in Maury County, Tennessee, to wit:

SITUATE in the THIRD (3RD) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 51 of the Carriage Hills Subdivision, Section II as shown by a map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Wanda H. Smith by instruments of record in Book R1500 at page 370 (corrected in Book R1672 at page 200) and Book R2006 at page 1072 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #066F-A-16.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

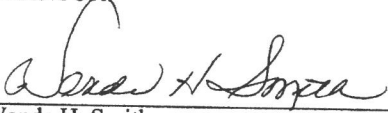
TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of November, 2015

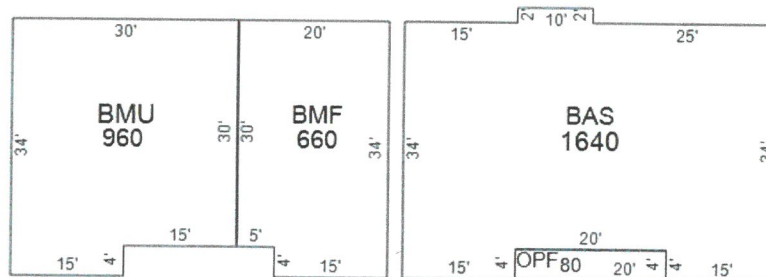
GRANTOR:


Wanda H. Smith

1125 DOVER DR	Subdivision	CARRIAGE HILLS SEC 2				TAX YEAR 2023		060	066F	A	016.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 51	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066F	Updated 10/27/2022
LUCERO PATRICK ETUX CAROL 1125 DOVER DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed	03/17/2023
	Additional Description					SSD2						
	Dimensions 147.02X150.33 IRR					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA

Improv Type	01 Single Family	Lower Level	3 Part Basement
Stories	1 Story Frame	Heating/Air	7 Heat And Cooling Split
Exterior Wall	11 Common Brick	Attic	
Heating Fuel			
Year Built	2001	Eff Yr Built	2007
Rooms	0	Bedrooms	0
Full Baths	Half Baths	Add'l Fixtures	9
Total Fixtures	9		
Wood FP Stacks	Openings	Add'l Sty	Prefab
Add'l Sty			
Info Src	0	Occ	0
Rental: Src		Year	0
Amount	0	Sched	
Foundation	02 Continuous Footing	Floor Finish	11 Carpet Combination
Floor System	04 Wood W/ Sub Floor	Interior Finish	07 Drywall
Party Wall	00 None	Paint/Decor	03 Average
Struct. Frame	00 None	Bath Tile	00 None
Roof Framing	02 Gable/Hip	Electrical	03 Average
Roof Cov/Deck	03 Composition Shingle	Shape	01 Rectangular Design
Cab/Millwork	03 Average		
Quality	1+ : Average +	Condition	Average
Class:			
Prorate	Date	Factor	% Comp
Cost & Design	0		
Depr: Physical	15	Other Phys	Functional
External		% Good	85
Factors			
GFLA	Area	Story	Const
Grade	SFLA	Depr Yr	Eff Age
County Factor			
1,640	1.083	1	1.07
1.07	1,640	2022	15
1.00			
Base Dwelling	Add'l Areas	Total	\$/SqFt
% Complete			
RCN	231,360	60,330	291,690
177.86	Dwelling Factor		1
RCNLD	196,660	51,280	247,940
151.18	Dwelling Value		247,940
AREAS: Lower Floor			
First & Above	Area	% SFLA	Rate
RCN			
BAS	1,640		
BMF	660	0	50.27
33,180			
OPF	80	0	37.75
3,020			
BMU	960	0	25.14
24,130			



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	253,500
TOTAL APPRAISAL	313,500
GREENBELT APR	
ASSESSMENT	78,375
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

COST	Value
INCOME	313,500
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	2001	2001	1	C	1			3000	UN	3,000	100		1	3,000
WDK	Wood Deck	2001	2001	200	C	1	10 X 20		20.85	AV	4,170	37		1	1,540
PTO	Patio	2001	2001	336	C	1	14 X 24		7.8274	AV	2,630	37		1	970

Total OBY Value
5,510

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		147	150	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/24/2015	R2348	1006	198,000	198,000	I	WD	A	LUCERO PATRICK ETUX CAROL
09/21/2007	R2006	1072						SMITH WANDA H
12/30/2002	R1672	200						SMITH WAYNE ETUX
08/30/2000	R1500	370	17,000	17,000	V	WD	A	SMITH WAYNE ETUX

NOTES

R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is \$330,000.00.

Silva
Affiant

Subscribed and sworn before me this the
27th day of July, 2021.

W.D. Dell
Notary Public
My commission expires: 9-6-22



WARRANTY DEED

Address of New Owner:
Bradley J. Imburgia and Michelle N.
Imburgia
1113 Dover Drive
Columbia, TN 38401

Send Tax Bill to:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, TN 37027

Tax Information:
066F A 019.00

For and in consideration of the sum of ten and no/100 dollars (\$10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN DICK, AN UNMARRIED MAN, AND SHARI DICK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRADLEY J. IMBURGIA AND MICHELLE N. IMBURGIA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Maury County, State of Tennessee, described as follows:

Land in Maury County, Tennessee and being more particularly described as Lot 54 in the Carriage Hills Subdivision, Section 2, as shown by Final Plat of record in Plat Book 8, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shari Dick and Stephen Dick, wife and husband, by deed dated 01/28/2019, from Michael G. Lester and wife, Melissa K. Lester, of record in Book R2539, page 775, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1113 Dover Drive, Columbia, TN 38401.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/PG: R2754/651-652
21016201

2 PGS:AL-WARRANTY DEED	
JANE BATCH: 253027	07/28/2021 - 09:35 AM
VALUE	330000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1221.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1234.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

SAD [Signature]

1113 DOVER DR										Property Address										Subdivision										CARRIAGE HILLS SEC 2										TAX YEAR 2023										060										066F										A										019.00										000									
Ownership and Mailing Address										Alt Subdiv										BK 8 PG 82 BLOCK LOT 54 TRACT										City 60156 Columbia										Map 066F										Updated 10/27/2022																																																	
IMBURGIA BRADLEY J ETUX MICHELLE N										BK PG BLOCK LOT TRACT										SSD1										Dist 03										Printed 03/17/2023																																																											
1113 DOVER DR										Additional Description										SSD2										Total Land Units 1										Card: 1 of 1																																																											
COLUMBIA TN 38401										Dimensions 100.00X160.97 IRR										Deed Acres 0										Calculated Acres 0										Page: 1 of 1																																																											
DWELLING DATA																																																												APPRAISED VALUES																																							
Improv Type 01 Single Family Lower Level 1 No Basement																																																												LAND 60,000																																							
Stories 2 Story Frame Heating/Air 7 Heat And Cooling Split																																																												IMPROVEMENTS 259,700																																							
Exterior Wall 04 Siding Average Attic																																																												TOTAL APPRAISAL 319,700																																							
Heating Fuel																																																												GREENBELT APR																																							
Year Built 1996 Eff Yr Built 2014 Rooms 0 Bedrooms 0																																																												ASSESSMENT 79,925																																							
Full Baths Half Baths Add'l Fixtures 9 Total Fixtures 9																																																												ASSESSED @ 25%																																							
Wood FP Stacks 1 Openings 1 Add'l Sty PreFab Add'l Sty																																																												APPROACH COST VALUE																																							
Info Src 3 Occ 1 Rental: Src Year 0 Amount 0 Sched																																																												Value Correlation																																							
Foundation 02 Continuous Footing Floor Finish 11 Carpet Combination																																																												Value 319,700																																							
Floor System 04 Wood W/ Sub Floor Interior Finish 07 Drywall																														COST INCOME MARKET																																																																					
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Prorate Date Factor % Comp Cost & Design 0																														Electricity																																																																					
Depr: Physical 10 Other Phys Functional External % Good 90																														01 Public																																																																					
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747 .539 1 1 1.07 1,774 2022 8 1.00																														00 None																																																																					
Base Dwelling Add'l Areas Total \$/SqFt % Complete																														Topo 1 Rolling																																																																					
RCN 114,300 153,580 267,880 151.00 Dwelling Factor 1																														Road Type 0 Us Highway																																																																					
RCNLD 102,870 138,230 241,100 135.91 Dwelling Value 241,100																														Delete Next Year																																																																					
AREAS: Lower Floor First & Above Area % SFLA Rate RCN																														Greenbelt Review N																																																																					
BAS 747 100 113.12 86,310																														Land Apr Date 01/01/2006 By 32																																																																					
USF 763 0 37.74 3,170																														# Improvements 1																																																																					
OPF 84 0 62.84 27,650																														# Mobile Homes 0																																																																					
GRF 440 60 62.84 27,650																														NH Trend 3 TRANSITION																																																																					
USH 440 0 62.86 8,800																														Other																																																																					
SPF 140																														Land Use Code 11																																																																					
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OUTBUILDINGS and YARD ITEMS																														ENTRANCES																																																																					
Code Description Yr Blt Eff Yr Area Grade Units Add'l Description Class Rate Cnd RCN %Good Prort Adj Fact Value																														Date Code ID																																																																					
WDK Wood Deck 1996 1996 168 C 1 14X12 20.8333 AV 3,500 22 1 770																														01/01/2002 01 Bldg Apr 32																																																																					
DRW Driveway 1996 1996 1 C 1 4000 UN 4,000 100 1 4,000																														BUILDING PERMITS																																																																					
POL Swimming Pool 1997 2010 512 D 1 16X32 67.6172 FR 34,620 40 1 13,850																														Date Type Status Last Visit																																																																					
MARKET LAND																														AGRICULTURAL / GREENBELT LAND																																																																					
# Type Table Code Acc Front Depth Units Rate Infl Fld Topo Loc Size Mkt Dep Adj Rate Value Class																														# Mkt Line Use Type Soil Type Access Acres Rate Use Value																																																																					
1 U 22 01 100 160 1 60,000.00 100 60,000.00 60,000																														Totals:																																																																					
Totals: 1 60,000																																																																																																			
SALES																														NOTES																																																																					
Date Book Page Price Adj Price V/I Instr A/R Owner																														R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB																																																																					
07/26/2021 R2754 651 330,000 330,000 I WD A IMBURGIA BRADLEY J ETUX MICHELLE																														R22: ADD OPF, CHG POL EYB PER 41 *CB - 22: CHG OPF/SPF PER 51 *CB																																																																					
01/28/2019 R2539 775 285,000 285,000 I WD A DICK SHARI ET VIR STEPHEN																																																																																																			
04/29/2005 R1855 575 165,900 165,900 I WD A LESTER MICHAEL G ETUX																																																																																																			
05/30/1997 1332 668 115,005 115,005 I WD A BEDFORD CARL C ETUX																																																																																																			

Address New Owner
And return deed to:
Benjamin F. Inman, Jr.
1118 Dover
Columbia, TN 38401

Send Tax
Bills to:

NEW OWNER

Drafted by: Paul J. Fealk 019252
UAW Legal Services Plan
100 Stephen P. Yokich Parkway, P.O. Box 1797
Spring Hill, TN 37174

QUITCLAIM DEED

PLUB:

KNOW ALL BY THESE PRESENTS that Delaine C. Inman, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Benjamin F. Inman, Jr., his heirs successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Maury County, Tennessee, described as follows:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 44, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, page 82, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Benjamin F. Inman, Jr and wife, Delaine C. Inman, by deed of record in Book R1457, Page 924, Register's Office for Maury County, Tennessee.

Map 66F Group A Parcel 9

This is improved property commonly known as 1118 Dover Drive, Columbia, Tennessee 38401.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21st day of June, 2004.

Delaine C. Inman
Delaine C. Inman

STATE OF TENNESSEE)
COUNTY OF Perry)

Personally appeared before me, Delaine C. Inman, the undersigned Notary Public in and for said County and State, the within named grantor, Delaine C. Inman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 21 day of, June, 2004.



Janet Spader
Notary Public

My commission expires: Nov. 15, 2005

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN. 67-4-409(a) (3)(A): Creation or dissolution of tenancy by the entirety by the conveyance from one (1) spouse to the other; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN. 67-4-409((5)).

1118 DOVER DR	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	009.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 44	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City 60156 Columbia		Map 066F		Updated 10/27/2022		
INMAN BENJAMIN F JR 1118 DOVER DR COLUMBIA TN 38401	BK PG BLOCK LOT TRACT					SSD1		Dist 03		Printed 03/17/2023		
	Additional Description					SSD2						
	Dimensions 169.57X251.66 IRR					Total Land Units 1		Card: 1 of 1				
						Deed Acres 0						
					Calculated Acres 0		Page: 1 of 1					

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 2 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 04 Siding Average	Attic
Heating Fuel	
Year Built 1991	Eff Yr Built 2006
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 8	Total Fixtures 8
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Add'l Sty	
Info Src 3	Occ 1
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 1+ : Average +	Condition Average
Class:	
Prorate	Date
Factor	% Comp
Cost & Design 0	
Depr: Physical 20	Other Phys
Functional	External
% Good 80	

GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,494	.996	1	1	1.07	2,602	2022	16	1.00

Base Dwelling	Add'l Areas	Total	\$/SqFt	% Complete
RCN 198,520	187,770	386,290	148.46	
RCNLD 158,820	150,210	309,030	118.77	
				1

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,494			
	USF	528	100	113.13	59,730
	EPF	192	0	100.57	19,310
	OPF	256	0	37.70	9,650
	OPF	248	0	37.70	9,350
	GRF	462	0	62.84	29,030
	USH	966	60	62.84	60,700

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1991	1991	396	C	1	22X18		15.4798	AV	6,130	10		1	610
DRW	Driveway	1991	1991	1	C	1			3000	UN	3,000	100		1	3,000
UTB	Utility Building	2000	2000	140	C	1	10X14		25.2857	AV	3,540	56		1	1,980

Total OBY Value

5,590

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		169	251	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/21/2004	R1805	378						INMAN BENJAMIN F JR
10/29/1999	R1457	924	156,500	156,500	I	WD	A	INMAN BENJAMIN F JR ETUX
10/24/1997	1350	486	134,000	134,000	I	WD	A	MCSHURLEY BRUCE A ETUX
06/29/1995	1261	597	126,000	126,000	I	WD	A	GREEN JAMES ANTHONY ETUX

NOTES

ADD OPF & UTB PER 32*FN06VI*QUAL TO 01 INCR LAND PRICE*R06FN*CHG AREA CODE*FN
CHG EYB INCR DRWY PRICE CHG OPF TO EPF*R10/32*FN - CHG EYB*R10/42*FN
R22: CHG DRW VAL PER 32 *CB

APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	314,600
TOTAL APPRAISAL	374,600
GREENBELT APR	
ASSESSMENT	93,650
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

COST	Value
INCOME	374,600
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	

03 Public / Individual

Electricity	
01 Public	
Gas	
00 None	

Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

RE1001CH.L43

This Instrument Prepared By:

R. W. Hardison

Edwards & Hardison, Attorneys at Law

805 South Garden Street

Post Office Box 334

Columbia, Tennessee 38402-0334

GENERAL WARRANTY DEED

This indenture is made and entered into this 28th day of June, 1991 between Larry G. Reaves, and wife, Sharon G. Reaves (hereinafter referred to as "GRANTOR") and David Francis Goodness, and wife, Patsy Goodness (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 43 in the Carriage Hills Subdivision, Section 2, Phase 1, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed to Larry G. Reaves, and wife, Sharon G. Reaves by instrument of record in Book 1109 at page 118 in the Maury County, Tennessee Register of Deeds office.

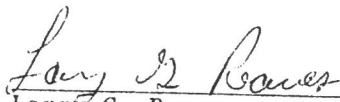
Tax Parcel # 66-66-8.00 P/O

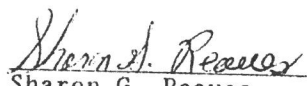
To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 853 at Page 210 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

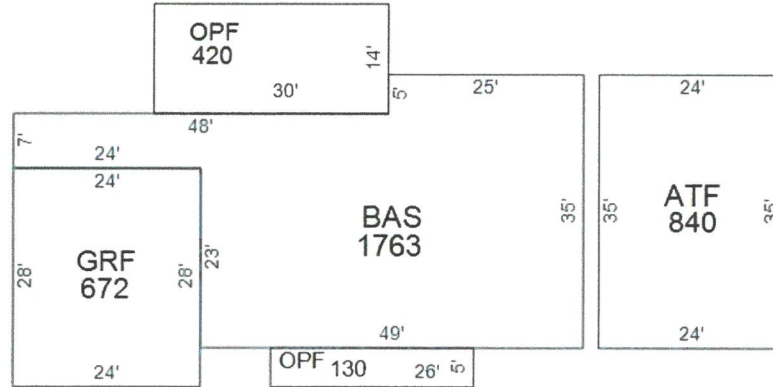

Larry G. Reaves


Sharon G. Reaves

BOOK 1121 PAGE 421

1116 DOVER DR	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	008.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 43	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 10/27/2022	
GOODNESS DAVID FRANCIS ETUX PATSY 1116 DOVER DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 98.58X287.32 IRR					Total Land Units 1						
						Deed Acres 0		Page: 1 of 1				
					Calculated Acres 0							

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic	4 Full-Fin				
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	7	Total Fixtures	7		
Wood FP Stacks	Openings			Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date		Factor		% Comp		Cost & Design		
Depr: Physical	20	Other Phys		Functional		External		% Good	
80									
GFLA	Factors					SFLA	Depr Yr	Eff Age	County Factor
1,763	Area	Story	Const	Grade	1,763	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	223,960	84,080		308,040	174.72	Dwelling Factor			
RCNLD	179,170	67,260		246,430	139.78	Dwelling Value			
246,430									
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,763					
		OPF		130	0	37.69		4,900	
		GRF		672	0	62.84		42,230	
		ATF		840	0	25.13		21,110	
		OPF		420	0	37.71		15,840	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	247,400
TOTAL APPRAISAL	307,400
GREENBELT APR	
ASSESSMENT	76,850
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
	Value
COST	307,400
INCOME	
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
<u>Water/Sewer</u>	
03 Public / Individual	
<u>Electricity</u>	
01 Public	
<u>Gas</u>	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
DRW	Driveway	1991	1991	1	C	1			1000	UN	1,000	100	1
											1,000		

Total OBY
Value
1,000

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		98	287	1	60,000.00					100
Totals:							1						60,000

AGRICULTURAL / GREENBELT LAND								
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value	
Totals:								

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
06/28/1991	1121	421	98,900	98,900	I	WD	M	GOODNESS DAVID FRANCIS	
01/09/1991	1109	118	17,900	17,900	V	WD	H	REAVES LARRY G	
04/17/1990	835	71						PARKS-REAVES PROPERTIES	

NOTES									
ADD DRWY PER 32*FN06VI - INCR LAND PRICE*R06FN - CHG AREA CODE*R06JS									
CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB - 19:CHG EYB PER 45*PB									
21: ADD OPF PER 50 *CB									

Mail:

WARRANTY DEED

BROKER TITLE & ESCROW LLC
1404 17TH AVE SO
NASHVILLE TN 37212



J-SB-P-20-1121

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS \$278,000.00.

Affiant



Notary Public

11.8.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rafael De Jesus Garcia and Carla J. Martinez Macias	New Owner	
(NAME)	(NAME)	
1121 Dover Drive		066F-A-017.00
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMAY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 35, THE 1121 DOVER DRIVE SERIES THEREOF**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAFAEL DE JESUS GARCIA AND CARLA J. MARTINEZ MACIAS, BOTH UNMARRIED**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **MAURY COUNTY, STATE OF TENNESSEE**, described as follows, to wit:

Land in Maury County, Tennessee, being Lot No. 52, The Carriage Hills Subdivision, Section 2, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jmay, LLC, a Nevada Limited Liability Company, Series 35, The 1121 Dover Drive Series Thereof by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Book R2616, page 683, Register's Office for Maury County, Tennessee, dated February 18, 2020 and recorded on March 02, 2020.

This conveyance is subject to:

- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8, Page 82, Register's Office for Maury County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 853, Page 210, in the Register's Office for Maury County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1121 Dover Drive, Columbia, Tennessee 38401.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/PG: R2663/419-420
20013163

2 PGS:AL-WARRANTY DEED	
NANCY BATCH: 232734	08/03/2020 - 10:00 AM
VALUE	278000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1028.60
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1041.60

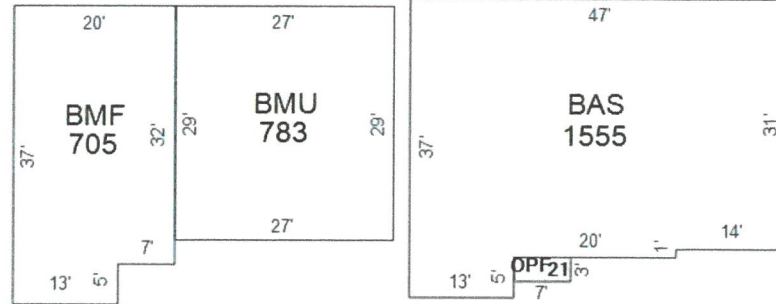
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTERED DEEDS

Warranty Deed

1121 DOVER DR	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	017.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 52	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
GARCIA RAFAEL DE JESUS & CARLA J MARTINEZ MACIAS 1121 DOVER DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2						
	Dimensions 138.81X157.82 IRR					Total Land Units		1		Card: 1 of 1		
						Deed Acres		0				
						Calculated Acres		0		Page: 1 of 1		

DWELLING DATA

Improv Type	01 Single Family			Lower Level	3 Part Basement			
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg			
Exterior Wall	12 Brick/Wood			Attic				
Heating Fuel								
Year Built	1999	Eff Yr Built	2010	Rooms	0	Bedrooms	0	
Full Baths		Half Baths		Add'l Fixtures	8	Total Fixtures	8	
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty	
Info Src	3	Occ	1	Rental: Src		Year	0	
					Amount	0	Sched	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination	
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall	
Party Wall	00	None			Paint/Decor	04	Above Average	
Struct. Frame	00	None			Bath Tile	00	None	
Roof Framing	02	Gable/Hip			Electrical	04	Above Average	
Roof Cov/Deck	03	Composition Shingle			Shape	02	L-Shaped	
Cab/Millwork	04	Above Average						
Quality	1+ : Average +			Condition	Average		Class:	
Prorate	Date		Factor	% Comp		Cost & Design 0		
Depr: Physical	15	Other Phys	Functional	External	% Good 85			
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor
	Area	Story	Const	Grade				
1,555	1.033	1	1.021	1.07	1,555	2022	12	1.00
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete		
RCN	205,710	55,920		261,630	168.25	Dwelling Factor 1		
RCNLD	174,850	47,530		222,380	143.01	Dwelling Value 222,380		
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN
		BAS		1,555				
		BMF		705	0	50.28		35,450
		OPF		21	0	37.62		790
		BMU		783	0	25.13		19,680



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	225,000
TOTAL APPRAISAL	285,000
GREENBELT APR	
ASSESSMENT	71,250
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

COST	Value
INCOME	285,000
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1997	1997	120	C	1	10X12		20.8333	AV	2,500	25		1	630
DRW	Driveway	1997	1997	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY Value

2,630

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		138	157	1	60,000.00							100	60,000.00	60,000	
Totals:							1											60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/30/2020	R2653	419	278,000	278,000	I	WD	A	GARCIA RAFAEL DE JESUS &
02/18/2020	R2616	683	181,000	181,000	I	WD	N	JMAY LLC SERIES 35
02/18/2020	R2616	678	175,000	175,000	I	WD	N	MUSIC CITY HOLDINGS LLC
07/12/2019	R2568	487	176,278	176,278		TR		WILMINGTON SAVINGS FUND SOCIETY

NOTES

INCR LAND PR*R06FN*CHG AREA CO*R06JS*08:M/A CHG PER OWNER*JG
CHG AREA CODE*FN*INCR DRWY PRICE CHG EYB*FN*CHG EYB*R10/42*
FN*CHG M/A PER OWNRR-NH*R14:32 CHG EFF AGE*LDS
R18: CHG QLTY PER 32 *CB.20*CHG MA C/O NEW OWNER-MS

PREPARED BY (JI)
Homeland Title LLC
126 Kedron Parkway
Spring Hill TN 37174

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Benjamin W. Farris and wife Rebecca R. Farris, FIRST PARTY, which expression shall include heirs, personal representatives and assigns, and Alan J. Doscher and Ashley J. Doscher, husband and wife, SECOND PARTY, which expression shall include heirs, personal representatives and assigns.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Maury County, Tennessee, being Lot 53, SECTION 2, PHASE 1, CARRIAGE HILLS, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin W. Farris and Rebecca R. Farris, husband and wife by Warranty Deed from Ryan Heichelbech and wife, Megan Heichelbech, recorded on the 23rd day of September, 2013 in Book R2251, Page 1361, in the Register's Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 18.00

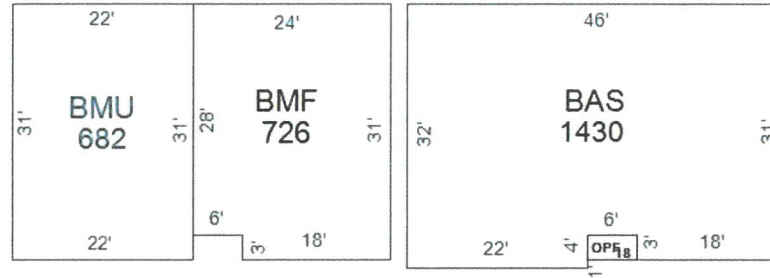
Same description as in prior deed

Property Address (for approximate identification only): 1117
Dover Drive Columbia, TN 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

1117 DOVER DR	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	018.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 53	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
DOSCHER ALAN J ETUX ASHLEY J 1117 DOVER DR COLUMBIA TN 38401	BK PG BLOCK LOT TRACT					SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 100.00X159.39 IRR					Total Land Units		1				
						Deed Acres		0		Page: 1 of 1		
					Calculated Acres		0					

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	3 Part Basement				
Stories	1 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	12 Brick/Wood			Attic					
Heating Fuel									
Year Built	2002	Eff Yr Built	2010	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	7	Total Fixtures	7		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing		Floor Finish	11	Carpet Combination			
Floor System	04	Wood W/ Sub Floor		Interior Finish	07	Drywall			
Party Wall	00	None		Paint/Decor	04	Above Average			
Struct. Frame	00	None		Bath Tile	00	None			
Roof Framing	02	Gable/Hip		Electrical	04	Above Average			
Roof Cov/Deck	03	Composition Shingle		Shape	01	Rectangular Design			
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date		Factor	%		Comp	Cost & Design		
Depr: Physical	15	Other Phys		Functional		External		% Good	
								85	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,430	.958	1	1.021	1.07	1,430	2022	12	1.00	
	Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete		
RCN	197,330		54,320		251,650	175.98	Dwelling Factor		
RCNLD	167,730		46,180		213,910	149.59	Dwelling Value		
							213,910		
AREAS: Lower Floor		First & Above			Area	% SFLA		Rate	RCN
		BAS			1,430				
		BMF			726	0		50.28	36,500
		BMU			682	0		25.13	17,140
		OPF			18	0		37.78	680



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	216,500
TOTAL APPRAISAL	276,500
GREENBELT APR	
ASSESSMENT	69,125
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
COST	Value
INCOME	276,500
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
<u>Water/Sewer</u>	
03 Public / Individual	
<u>Electricity</u>	
01 Public	
<u>Gas</u>	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pa

OUTBUILDINGS and YARD ITEMS															Total OBY Value	ENTRANCES		
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value	Date	Code	ID
PTO	Patio	1991	1991	300	C	1	12 X 25		8.1667	AV	2,450	10		1	250	01/01/2002	01 Bldg Apr	34
WDK	Wood Deck	1991	1991	140	C	1	10 X 14		20.8571	AV	2,920	10		1	290			
DRW	Driveway	1991	1991	1	C	1			2000	UN	2,000	100		1	2,000			
															2,540			

MARKET LAND																		AGRICULTURAL / GREENBELT LAND								
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	22	01		100	159	1	60,000.00							100	60,000.00	60,000									
Totals:							1										60,000									

SALES										NOTES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner											
04/02/2019	R2549	776	260,000	260,000	I	WD	A	DOSCHER ALAN J ETUX ASHLEY J											
09/20/2013	R2251	1361	178,000	178,000	I	WD	A	FARRIS BENJAMIN W ETUX											
11/14/2012	R2211	1200			I	QC	A	HEICHELBECH RYAN ETUX											
08/23/2012	R2202	866	69,470	69,470	I	TR	G	HEICHELBECH DAN											

WPK

Return to:
TransContinental Title Co.
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

BK/PG:R1884/1267-1269

05016113

3 PGS : AL - QUITCLAIM DEED	
SUBS: BATCH: 40684	
10/19/2005 - 09:20 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE of TENNESSEE, MAURY COUNTY	

JOHN FLEMING
REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

D#10-340207-3

T-697680

QUIT CLAIM DEED

mail tax statements to:
KELLIE L. CONGER
1109 DOVER DRIVE
COLUMBIA, TN 38401

Property Tax ID#: 066F-A-020-00

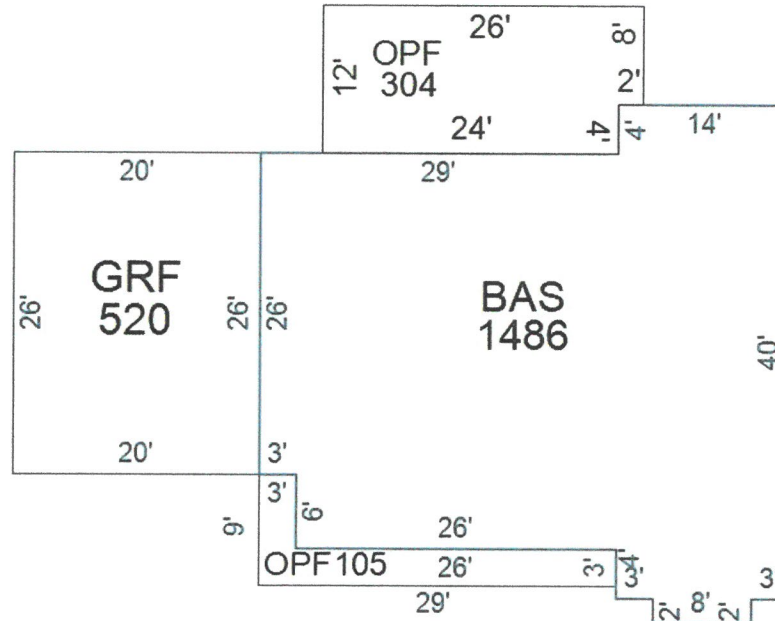
For and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, KELLIE L. CONGER, Married To, KEVIN RAY CONGER, as Grantor, and KELLIE L. CONGER, a married person, KEVIN RAY CONGER, a married person, Joint Tenants w/ rights of survivorship as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in MAURY County, Tennessee, to wit:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HEREWITH AND
MADE A PART HEREOF"**

PROPERTY ADDRESS:
1109 DOVER DRIVE
COLUMBIA, TN 38401

1109 DOVER DR	Subdivision	CARRIAGE HILLS SEC 2					TAX YEAR 2023	060	066F	A	020.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 55	TRACT		MAURY	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia				
CONGER KELLIE L & KEVIN RAY CONGER 1109 DOVER DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT		SSD1					
	Additional Description						SSD2					
	Dimensions	104.94X160.97 IRR					Total Land Units	1				
							Deed Acres	0				
							Calculated Acres	0				

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	7	Total Fixtures	7		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src		Year	0	Amount	0
Sched									
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date		Factor		% Comp		Cost & Design 0		
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,486	.991	1	1	1.07	1,486	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	196,040	48,100		244,140	164.29	Dwelling Factor 1			
RCNLD	156,830	38,480		195,310	131.43	Dwelling Value 195,310			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,486					
		OPF		105	0	37.71		3,960	
		GRF		520	0	62.85		32,680	
		OPF		304	0	37.70		11,460	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	198,700
TOTAL APPRAISAL	258,700
GREENBELT APR	
ASSESSMENT	64,675
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
COST	Value
INCOME	258,700
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS														
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact
WDK	Wood Deck	1991	2000	200	C	1	IRR		20.85	AV	4,170	34		1
DRW	Driveway	1991	1991	1	C	1			2000	UN	2,000	100		1
														Value
														1,420
														2,000

Total OBY
Value
3,420

MARKET LAND														
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt
1	U	22	01		104	160	1	60,000.00						100
Totals:														60,000.00

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
10/07/2005	R1884	1267						CONGER KELLIE L & CONGER KEVIN RAY	
08/31/1992	1158	1	93,000	93,000	I	WD	A	ROSCOE MICHAEL	
07/29/1991	1123	922	17,900	17,900	V	WD	M	PARKS-REAVES PROPERTIES	
04/17/1990	835	71							

NOTES
R22: CHG WDK EYB, DRW VAL PER 32 *CB - 22: ADD OPF PER 51 *CB

BK/PG: R2405/452-453

16016462

2 PGS:AL-WARRANTY DEED	
NANCY BATCH 180095	12/02/2016 - 10:25 AM
VALUE	185000.00
MORTGAGE TAX	0.00
TRANSFER TAX	684.50
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	697.50

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS

Prepared by:
 Security Title & Escrow Co., LLC
 Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between
Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Wesley D. Andrews and Stephanie Andrews, husband and wife, SECOND PARTY,** which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee and being Lot 41, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.

BEING the same property conveyed to Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005 by deed dated May 11, 2009 of record in Book R2078, Page 206, Register's Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 6

Property Address: 1108 Dover Drive, Columbia, TN 38401

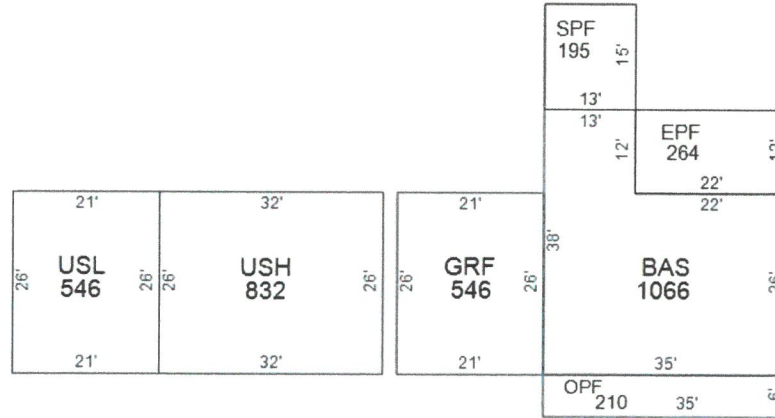
TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY County, Tennessee Register of Deeds office.**

file:///C:/Users/Owner/AppData/Local/Microsoft/Windows/INetCache/Low/IE/0ZRJ3LP... 11/29/2016

1108 DOVER DR	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	006.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 41	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 10/27/2022	
ANDREWS WESLEY D ETUX STEPHANIE 1108 DOVER DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 131.04X175.00 IRR					Total Land Units 1						
						Deed Acres 0		Page: 1 of 1				
					Calculated Acres 0							

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks		Openings		Add'l Sty		PreFab		Add'l Sty	
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date		Factor		% Comp	Cost & Design 0			
Depr: Physical	20	Other Phys		Functional	External	% Good 80			
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,066	.737	1	1	1.07	1,729	2022	16	1.00	
	Base Dwelling	Add'l Areas		Total	\$/SqFt	% Complete			
RCN	149,160	153,890		303,050	175.27	Dwelling Factor 1			
RCNLD	119,330	123,110		242,440	140.22	Dwelling Value 242,440			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,066					
		OPF		210	0	37.71		7,920	
		GRF		546	0	62.84		34,310	
		USH		832	60	62.84		52,280	
		USL		546	30	37.71		20,590	
		EPF		264	0	100.53		26,540	
		SPF		195	0	62.82		12,250	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	248,100
TOTAL APPRAISAL	308,100
GREENBELT APR	
ASSESSMENT	77,025
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	308,100
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
WDK	Wood Deck	2006	2006	352	C	1	16 X 22		16,2784	AV	5,730	52	
DRW	Driveway	1991	1991	1	C	1			1500	UN	1,500	100	
UTB	Utility Building	1996	1996	100	C	1	10X10		25.3	AV	2,530	48	
											5,690		

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		131	175	1	60,000.00					
Totals:							1						60,000

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
11/29/2016	R2405	452	185,000	185,000	I	WD	A	ANDREWS WESLEY D ETUX STEPHANIE	
05/11/2009	R2078	206						MANN CHARLES L JR OR HAZEL	
07/26/1991	1123	654	99,500	99,500	V	WD	M	MANN CHARLES LYNWOOD	
04/03/1991	1114	474	17,900	17,900	V	WD	M	REAVES LARRY G	

NOTES									
CHG SPU TO EPU PER 32*FN06VI*INCR LAND PRICE*R06FN									
CHG AREA CODE*R06JS*CHG AREA CODE*FN*INCR DRWY PRICE									
CHG EYB ON WD DECK*R10/32*FN*R2078-206 LIV TRUST*JG									
15:32 CHG DWELLING REMEASURE HSE*LDS									

03106048

J. Dubois

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

2 PGS : M. - WARRANTY DEED	
SUSIE BATCH: 3583	
06/30/2003 - 08:48 AM	
VALUE	116000.00
MORTGAGE TAX	0.00
TRANSFER TAX	429.20
RECORDING FEE	10.00
OP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	442.20

STATE OF TENNESSEE, MAURY COUNTY

L WAYNE WHITE
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Christ Our Savior Evangelical Lutheran Church, FIRST PARTY, which expression shall include successors and assigns, and Charles Alwin Westra and wife, Debra Dawn Westra, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 19, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1165, Page 208, Register's Office of Maury County, Tennessee.

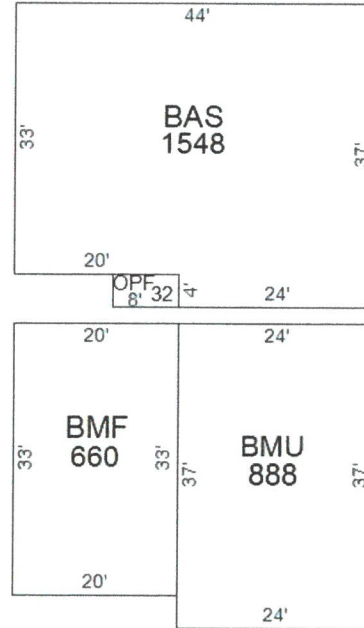
Map 66K, Group A, Parcel 34.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

1100 DOVER DR	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	034.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0019	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
WESTRA CHARLES ALWIN ETUX DEBRA DAWN 1100 DOVER DR COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 140X134.37 IRR					Total Land Units 1						
						Deed Acres 0		Page: 1 of 1				
					Calculated Acres 0							

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	4 Full Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	11 Common Brick			Attic					
Heating Fuel									
Year Built	1993	Eff Yr Built	2002	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	10	Total Fixtures	10		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	01	Floor Only		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date		Factor		% Comp	Cost & Design 0			
Depr: Physical	20	Other Phys		Functional	External	% Good 80			
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,548	1,028	1	1.07	1.21	1,548	2022	20	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	250,170	64,130		314,300	203.04	Dwelling Factor 1			
RCNLD	200,140	51,300		251,440	162.43	Dwelling Value 251,440			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,548					
		BMF		660	0	56.86		37,530	
		OPF		32	0	42.5		1,360	
		BMU		888	0	28.42		25,240	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	253,500
TOTAL APPRAISAL	313,500
GREENBELT APR	
ASSESSMENT	78,375
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	313,500
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
WDK	Wood Deck	1993	1993	224	C	1	14X16		19,8214	AV	4,440	13	1
DRW	Driveway	1993	2005	1	C	1			1500	UN	1,500	100	1
											580		
											1,500		

Total OBY
Value
2,080

MARKET LAND												
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc
1	U	22	01		140	134	1	60,000.00				
Totals:							1					

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
06/26/2003	R1721	940	116,000	116,000	I	WD	F	WESTRA CHARLES ALWIN ETUX	
11/16/1992	1165	208	17,900	17,900	V	WD	A	CHRIST OUR SAVIOR EVANGELI	
04/17/1990	835	71	10	10	V	WD	M	PARKS REAVES PROPERTIES	
04/16/1990	835	65	355,750	355,750	V	WD	M	PARKS ROBERT S	

NOTES	
INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN	
CHG CAB,PAINT, ELEC, ADD FRPL*R10/32*FN - R22: CHG WDK EYB PER 32 *CB	

STATE OF TENNESSEE
COUNTY OF MAURY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS \$ 89,000.00
Diane McKee, GR
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF May 19 93
Carlene Messick
Notary Public
MY COMMISSION EXPIRES: 5-22-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN.
37215

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS		
Cristi Secrest			Atlantic Coast Mortgage Company			MAP 066F		
(NAME)			(NAME)					
1104 Dover Drive			12700 Fair Lakes Circle, Suite 400			GROUP A		
(ADDRESS)			(ADDRESS)					
Columbia, TN 38401			Farifax, VA 22033			PARCEL 00100		
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)			

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard L. Hawkersmith and wife, Dawn O. Hawkersmith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cristi Secrest, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 38 on the Plan of Carriage Hills Subdivision, Section 2, Phase I, as of record in Plat Book 8, page 82, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard L. Hawkersmith and wife, Dawn O. Hawkersmith by deed from Richard H. Fleeman of record in Book 1143, page 17, Register's Office for Maury County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 19 of May 1993 at 2:10 o'clock P.M.
Note Book 15 Page 547 Receipt # 22887 Recording Fee 8.00
State Tax 329.30 Probate Fee 1.00 Total 338.30
Book 1182 Page 102, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS O. Wayne White

unimproved ()
This is improved (X) property, known as 1104 Dover Drive, Columbia, TN 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 26th day of February, 19 93
Richard L. Hawkersmith
Dawn O. Hawkersmith
Richard L. Hawkersmith
Dawn O. Hawkersmith

1104 DOVER DR													Subdivision CARRIAGE HILLS SEC 2				TAX YEAR 2023 MAURY				060	066F		A	001.00	000
Property Address						BK 8 PG 82 BLOCK LOT 38 TRACT							City 60156 Columbia				JUR	CONTROL MAP		GROUP	PARCEL	PI	S/I			
Ownership and Mailing Address						Alt Subdiv BK PG BLOCK LOT TRACT							SSD1				Map 066F		Updated 10/27/2022							
SECRET CRISTI 1104 DOVER DR COLUMBIA TN 38401						Additional Description							SSD2				Dist 03		Printed 03/17/2023							
						Dimensions 137.30X130.55 IRR							Total Land Units 1						Card: 1 of 1							
													Deed Acres 0						Page: 1 of 1							
DWELLING DATA						Floor Plan Details: - GRF 420: 20' x 21' - OPF 195: 15' x 13' - BAS 1566: 20' x 28' - OPF 96: 16' x 15'																				
Improv Type 01 Single Family Lower Level 1 No Basement																										
Stories 1 Story Frame Heating/Air 8 Heat And Cooling Pkg																										
Exterior Wall 04 Siding Average Attic																										
Heating Fuel																										
Year Built 1991 Eff Yr Built 2006 Rooms 0 Bedrooms 0																										
Full Baths Half Baths Add'l Fixtures 6 Total Fixtures 6																										
Wood FP Stacks 1 Openings 1 Add'l Sty PreFab Add'l Sty																										
Info Src 2 Occ 1 Rental: Src Year 0 Amount 0 Sched																										
Foundation 02 Continuous Footing Floor Finish 11 Carpet Combination																										
Floor System 04 Wood W/ Sub Floor Interior Finish 07 Drywall																										
Party Wall 00 None Paint/Decor 04 Above Average																										
Struct. Frame 00 None Bath Tile 00 None																										
Roof Framing 02 Gable/Hip Electrical 04 Above Average																										
Roof Cov/Deck 03 Composition Shingle Shape 01 Rectangular Design																										
Cab/Millwork 04 Above Average																										
Quality 2 : Above Average Condition Average Class:																										
Prorate Date Factor % Comp Cost & Design 0																										
Depr: Physical 20 Other Phys Functional External % Good 80																										
Factors																										
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor																		
1,566	1,039	1	1	1.21	1,566	2022	16	1.00																		
Base Dwelling Add'l Areas Total \$/SqFt % Complete																										
RCN	230,410	42,250	272,660	174.11	Dwelling Factor	1																				
RCNLD	184,330	33,800	218,130	139.29	Dwelling Value	218,130																				
AREAS: Lower Floor First & Above Area % SFLA Rate RCN																										
BAS 1,566																										
OPF 96 0 42.60 4,090																										
GRF 420 0 71.07 29,850																										
OPF 195 0 42.62 8,310																										
OUTBUILDINGS and YARD ITEMS																										
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value	Total OBY Value	ENTRANCES									
DRW	Driveway	1991	1991	1	C	1			500	UN	500	100		1	500	5,610	Date	Code ID								
GAZ	Gazebo	2006	2006	64	B	1	8 X 8		83.125	GD	5,320	76		1	4,040		01/01/2002	01 Bldg Apr 34								
WDK	Wood Deck	2010	2010	80	C	1	8 X 10		20.875	AV	1,670	64		1	1,070		BUILDING PERMITS									
MARKET LAND																			AGRICULTURAL / GREENBELT LAND							
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	22	01		137	130	1	60,000.00							100	60,000.00	60,000									
Totals:																			Totals:							
SALES																			NOTES							
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	R14:32 DEL OPF, ADD GAZ, CHG EYB*LDS - R18: CHG QLTY, GAZ QLTY PER 32 *CB																	
02/26/1993	1182	102	89,000	89,000	I	WD	A	SECRET CRISTI	22: ADD OPF, DEL WDK PER 51 *CB																	
03/18/1992	1143	17	88,000	88,000	I	WD	A	HAWKERSMITH RICHARD L																		
03/20/1991	1113	333	17,900	17,900	V	WD	A	FLEEMAN RICHARD H																		
04/17/1990	835	71						PARKS-REAVES PROPERTIES																		

This Instrument Prepared By:

gib
William A. Graham
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between PHOENIX HOMES, INC., a Tennessee corporation, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and SON MINH DO AND WIFE, KATHRINE M. DO, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 42, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.

Legal Description obtained from prior deed.

This property is shown on the tax records of Maury County, Tennessee, as Map 66F, Group A, Parcel 7.

Being the same property conveyed to FIRST PARTY herein by deed of record in Deed Book 1111, Page 837, Register's Office of Maury County, Tennessee.

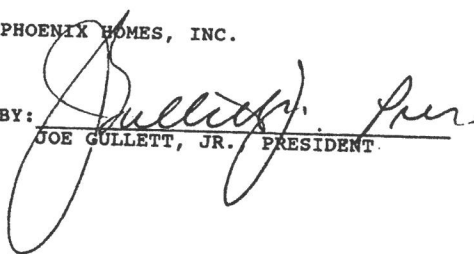
TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee, and building setback lines and utility and drainage easements as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 28 day of April, 1992.

PHOENIX HOMES, INC.

BY: 
JOE GULLETT, JR. PRESIDENT

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOE GULLETT, JR., with whom I am

LIBER 1146 PAGE 961

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	11 Common Brick			Attic	4 Full-Fin				
Heating Fuel									
Year Built	1992	Eff Yr Built	2002	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	10	Total Fixtures	10		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src		Year	0	Amount	0
Sched									
Foundation	02 Continuous Footing			Floor Finish	11 Carpet Combination				
Floor System	04 Wood W/ Sub Floor			Interior Finish	07 Drywall				
Party Wall	00 None			Paint/Decor	04 Above Average				
Struct. Frame	00 None			Bath Tile	00 None				
Roof Framing	02 Gable/Hip			Electrical	04 Above Average				
Roof Cov/Deck	03 Composition Shingle			Shape	01 Rectangular Design				
Cab/Millwork	04 Above Average								
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date	Factor	% Comp	Cost & Design 0					
Depr: Physical	20	Other Phys	Functional	External	% Good 80				
Factors									
GFLA	Area		Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,112	.765	1	1.07	1.07		1,865	2022	20	1.00
Base Dwelling Add'l Areas Total \$/SqFt % Complete									
RCN	170,250	146,560	316,810	169.87	Dwelling Factor 1				
RCNLD	136,200	117,250	253,450	135.90	Dwelling Value 253,450				
AREAS: Lower Floor First & Above Area % SFLA Rate RCN									
	BAS	1,112							
	USF	350	100	113.11	39,590				
	OPF	245	0	37.71	9,240				
	GRF	480	0	62.83	30,160				
	USH	672	60	62.84	42,230				
	ATF	528	0	25.13	13,270				
	OPF	320	0	37.72	12,070				

APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	261,000
TOTAL APPRAISAL	321,000
GREENBELT APR	
ASSESSMENT	80,250
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
	Value
COST	321,000
INCOME	
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

MARKET LAND																		AGRICULTURAL / GREENBELT LAND							
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	22	01		100	392	1	60,000.00							100	60,000.00	60,000								
Totals:							1										60,000					Totals:			

CA330TN	State of Tennessee - IMPACT System	221000
---------	------------------------------------	--------

FILE

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

WARRANTY DEED

BK/PG: R2373/191-192

16006695

2 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 173060	05/25/2016 - 12:55 PM
VALUE	230000.00
MORTGAGE TAX	0.00
TRANSFER TAX	851.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	864.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between
Jacob M. Mann and wife, Melissa A. Mann, FIRST PARTY, which expression shall include heirs,
assigns and personal representatives, and **Amy B. Vaught and husband, Joseph R. Vaught**,
SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and
valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys
unto SECOND PARTY the following described property:

**Located in the Third (3rd) Civil District of Maury County, Tennessee,
being Lot 31, Carriage Hills Subdivision, Section 1, as shown on plat of
record in Plat Book 5, Page 282, Register's Office of Maury County,
Tennessee.**

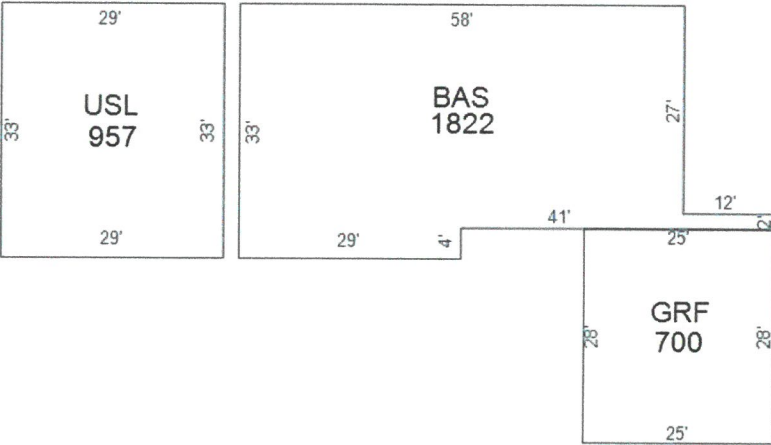
**Being the same property conveyed to Jacob M. Mann and wife, Melissa
A. Mann by deed dated April 30, 2007 and recorded in Book R1987,
Page 224, Register's Office of Maury County, Tennessee.**

Map & Parcel 66K-A-17

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all
rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and
possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same,
and that it is unencumbered except for easements and/or restrictions, if any, of record in the
MAURY County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to
said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

208 CARTERS CREEK PIKE										CARRIAGE HILLS SEC 1										TAX YEAR 2023				060		066K		A		017.00		000	
Property Address										BK 5 PG 282 BLOCK LOT 31 TRACT										MAURY				JUR		CONTROL MAP		GROUP		PARCEL		PI S/I	
Ownership and Mailing Address										Alt Subdiv										City 60156 Columbia						Map 066K		Updated 10/27/2022					
VAUGHT AMY B ETVR JOSEPH R 208 CARTERS CREEK PIKE COLUMBIA TN 38401										BK PG BLOCK LOT TRACT										SSD1						Dist 03		Printed 03/17/2023					
										Additional Description										SSD2													
										Dimensions 120X493.62 IRR										Total Land Units 1 Deed Acres 0 Calculated Acres 0								Card: 1 of 1					
Page: 1 of 1																																	
DWELLING DATA																				APPRaised VALUES													
Improv Type 01 Single Family Lower Level 1 No Basement																				LAND 60,000													
Stories 2 Story Frame Heating/Air 8 Heat And Cooling Pkg																				IMPROVEMENTS 303,800													
Exterior Wall 11 Common Brick Attic																				TOTAL APPRAISAL 363,800													
Heating Fuel																				GREENBELT APR ASSESSMENT 90,950													
Year Built 1987 Eff Yr Built 2002 Rooms 0 Bedrooms 0																				ASSESSED @ 25%													
Full Baths Half Baths Add'l Fixtures 9 Total Fixtures 9																				APPROACH COST VALUE													
Wood FP Stacks Openings Add'l Sty PreFab Add'l Sty																				Value Correlation Value													
Info Src 0 Occ 0 Rental: Src Year 0 Amount 0 Sched																				COST INCOME MARKET 363,800													
Foundation 02 Continuous Footing Floor Finish 11 Carpet Combination																				PARCEL DATA													
Floor System 04 Wood W/ Sub Floor Interior Finish 07 Drywall										NBHD C64																							
Party Wall 00 None Paint/Decor 04 Above Average										Review Flag																							
Struct. Frame 00 None Bath Tile 00 None										Living Units																							
Roof Framing 02 Gable/Hip Electrical 04 Above Average										Water/Sewer																							
Roof Cov/Deck 03 Composition Shingle Shape 01 Rectangular Design										01 Public / Public																							
Cab/Millwork 04 Above Average										Electricity																							
Quality 2 : Above Average Condition Average Class:										01 Public																							
Prorate Date Factor % Comp Cost & Design 0										Gas																							
Depr: Physical 20 Other Phys Functional External % Good 80										00 None																							
Factors										Topo 0 Level																							
GFLA Area Story Const Grade SFLA Depr Yr Eff Age County Factor										Road Type 3 Paved																							
1,822 1.192 1 1.07 1.21 2,109 2022 20 1.00										Delete Next Year																							
Base Dwelling Add'l Areas Total \$/SqFt % Complete										Greenbelt Review N																							
RCN 282,080 90,550 372,630 176.69 Dwelling Factor 1										Land Apr Date 01/01/2006 By 04																							
RCNLD 225,660 72,440 298,100 141.35 Dwelling Value 298,100										# Improvements 1																							
AREAS: Lower Floor First & Above Area % SFLA Rate RCN										# Mobile Homes 0																							
BAS 1,822 0 71.06 49,740										NH Trend 0 STABLE																							
GRF 700 0 71.06 49,740										Other																							
USL 957 30 42.64 40,810										Land Use Code 11																							
										Zoning																							
										GREENBELT																							
										Year Recorded																							
										App# Book/Pg																							
ENTRANCES										Date Code ID																							
01/01/2002 01 Bldg Apr 33										BUILDING PERMITS																							
Date Type Status Last Visit																																	
OUTBUILDINGS and YARD ITEMS										AGRICULTURAL / GREENBELT LAND																							
Code Description Yr Blt Eff Yr Area Grade Units Add'l Description Class Rate Cnd RCN %Good Prort Adj Fact Value										# Mkt Line Use Type Soil Type Access Acres Rate Use Value																							
DRW Driveway 2000 2000 1 C 1 3000 UN 3,000 100 1 3,000										Totals:																							
WDK Wood Deck 2000 2000 144 C 1 12X12 20.8333 AV 3,000 34 1 1,020																																	
CUD Detached Carport Unf 1998 1998 440 D 1 20X22 9.3182 FR 4,100 40 1 1,640																																	
MARKET LAND																																	
# Type Table Code Acc Front Depth Units Rate Infl Fld Topo Loc Size Mkt Dep Adj Rate Value Class																																	
1 U 22 01 120 493 1 60,000.00 100 60,000.00 60,000																																	
Totals: 1 60,000																																	
SALES										NOTES																							
Date Book Page Price Adj Price V/I Instr A/R Owner										INCR LAND UNIT PRICE PER 32*FN06VI																							
05/20/2016 R2373 191 230,000 230,000 I WD A VAUGHT AMY B ETVR JOSEPH R										INCR LAND PRICE*R06FN*AREA CODE R06BV*JG*CHG AREA CODE*FN																							
04/30/2007 R1982 224 184,900 184,900 I WD A MANN JACOB M ETUX										R18: CHG EYB, KITCHEN REMODEL PER 32 *CB - R18: CHG QLTY, CHG WDK EYB PER 32 *CB																							
04/03/2001 R1531 503 146,500 146,500 I WD A STERNENBERG FREDERICK K																																	
02/10/1987 767 567 17,500 17,500 V WD A MOORES DANIEL L																																	

file

PREPARED BY:
DAVID A. HUGHES
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Charles O. Morton and wife, Judy L. Morton, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and George W. Waggoner, Jr. and wife, Deborah K. Waggoner, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 33, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY herein by deed of record in Book 783, Page 188, Register's Office for Maury County, Tennessee.

Map 66K, Group A, Parcel 19.

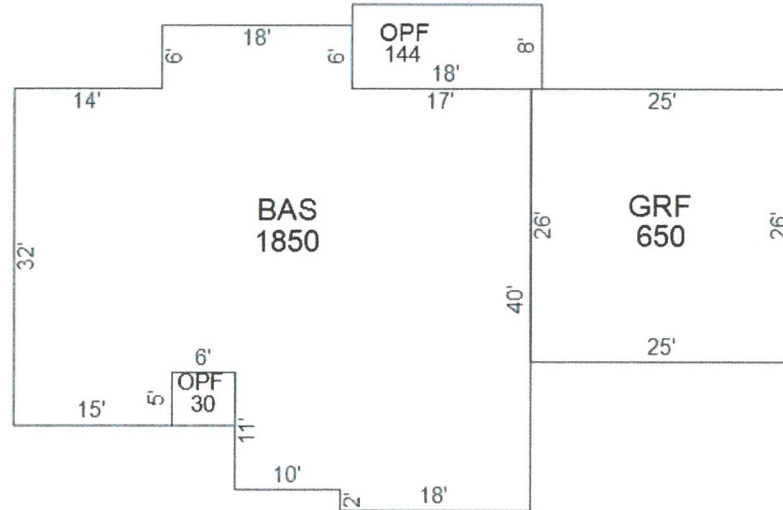
TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; subject to a 10 ft. gas line easement, for the benefit of United Cities Gas Company, Inc., running across subject property, as shown by instrument of

212 CARTERS CREEK PIKE	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	019.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0033	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv	BK	PG	BLOCK	LOT	TRACT	City	60156 Columbia		Map	066F	
WAGGONER GEORGE W JR ETUX DEBORAH K 212 CARTERS CREEK PIKE COLUMBIA TN 38401	Additional Description						SSD1			Dist	03	
	Dimensions	125X361.10 IRR.					SSD2			Updated 10/27/2022		
							Total Land Units		1	Printed 03/17/2023		
							Deed Acres		0	Card: 1 of 1		
							Calculated Acres		0	Page: 1 of 1		

DWELLING DATA

Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	12 Brick/Wood			Attic					
Heating Fuel									
Year Built	1987	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab		Add'l Sty		
Info Src	3	Occ	0	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	04	Irregular Shape		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date		Factor	% Comp		Cost & Design		0	
Depr: Physical	20	Other Phys		Functional	External		% Good 80		
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,850	1,208	1	1,021	1,21	1,850	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	277,680	53,610		331,290	179.08	Dwelling Factor 1			
RCNLD	222,140	42,880		265,020	143.25	Dwelling Value 265,020			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,850					
		OPF		30	0	42.67		1,280	
		OPF		144	0	42.64		6,140	
		GRF		650	0	71.06		46,190	



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	269,500
TOTAL APPRAISAL	329,500
GREENBELT APR	
ASSESSMENT	82,375
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	329,500
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1987	1987	252	C	1	21X12		18.8095	AV	4,740	10		1	470
DRW	Driveway	1987	1987	1	C	1			4000	UN	4,000	100		1	4,000

Total OBY
Value
4,470

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		125	361	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/29/1994	1228	874	87,120	87,120	I	WD	A	WAGGONER GEORGE W JR
11/23/1987	783	188	92,300	92,300	I	WD	D	MORTON CHARLES O
08/31/1987	777	601	78,651	78,651	I	AO	D	BAILEY MORTGAGE COMPANY
01/21/1987	767	262	28,000	28,000	V	WD	D	FLANIGAN BLDRS INC

NOTES

INCR LAND UNIT PRICE PER 32*FN06VI*CHG EYB*R06FN*AREA CODE
R06BV*CHG AREA*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN
R14:32 INC LND*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB

PREPARED BY:
WILLIAM A. GRAHAM
ATTORNEY AT LAW
COLUMBIA, TENN.

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between ROBERT H. PLUMHOF and wife, LIKANAH PLUMHOF, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and PAT O. COLEMAN, JR. and wife, BRENDA M. COLEMAN, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is here *OWNER REQUESTS* FIRST PARTY conveys to SECOND PARTY the following *NO PUBLICATION*

Loca OF THIS DOCUMENT
County of *Maury* Civil District of Maury
being Lot No. 34, Carriage
Hills on 1, as shown on plat of
recorded in Book 787, Page 57 of the Register's
Office of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY by deed recorded in Book 787, Page 57 of said Register's Office.

This property is shown on the tax records of Maury County, Tennessee as Map 66K, Group A, Parcel 20.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 342, and a 10' wide pipeline easement granted to United Cities Gas Co., Inc. as described in Book 765, Page 696 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

BOOK 845 PAGE 355

MAURY COUNTY, STATE OF TENNESSEE
Received for record this *12* of *Sept* 19*90* at *9:45* o'clock *P.M.*
Note Book *12* Page *417* Receipt # *56253* Recording Fee *12.00*
State Tax *3.56* Probate Fee *1.00* Total *36.94*
Book *845* Page *355* Witness my Hand,
MAURY COUNTY CLERK OF DEEDS

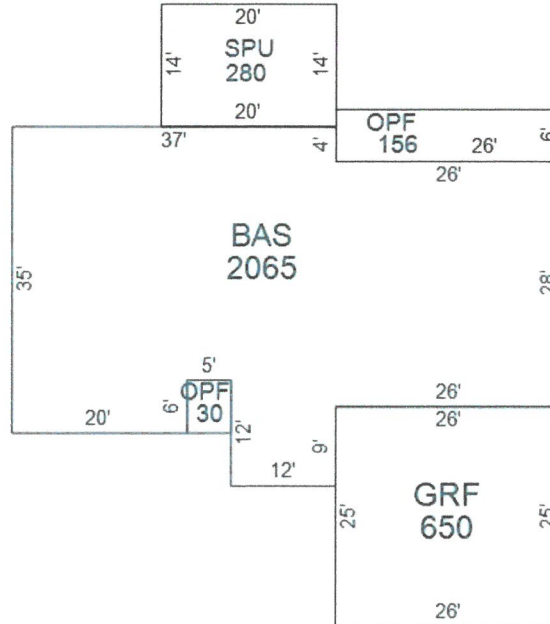
I hereby certify that I registered the above instrument this *20* day of *Sept* 19*90*
O. W. White
MAURY COUNTY REGISTER OF DEEDS

214 CARTERS CREEK PIKE	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	020.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0034	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
COLEMAN PAT O JR ETUX BRENDA M 214 CARTERS CREEK PIKE COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional					SSD2			Card: 1 of 1			
	Description											
	Dimensions	154.78X292.08 IRR.				Total Land Units		1				
					Deed Acres		0		Page: 1 of 1			
					Calculated Acres		0					

DWELLING DATA

Improv Type	01 Single Family				Lower Level	1 No Basement		
Stories	1 Story Frame				Heating/Air	8 Heat And Cooling Pkg		
Exterior Wall	04 Siding Average				Attic			
Heating Fuel								
Year Built	1987	Eff Yr Built	2006	Rooms	0	Bedrooms	0	
Full Baths		Half Baths		Add'l Fixtures	8	Total Fixtures	8	
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty	
Info Src	3	Occ	1	Rental: Src		Year	0	
					Amount	0	Sched	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination	
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall	
Party Wall	00	None			Paint/Decor	04	Above Average	
Struct. Frame	00	None			Bath Tile	00	None	
Roof Framing	02	Gable/Hip			Electrical	04	Above Average	
Roof Cov/Deck	03	Composition Shingle			Shape	02	L-Shaped	
Cab/Millwork	04	Above Average						
Quality	2 : Above Average			Condition	Average		Class:	
Prorate	Date	Factor			% Comp	Cost & Design 0		
Depr: Physical	20	Other Phys			Functional	External	% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor
	Area	Story	Const	Grade				
2,065	1,335	1	1	1.21	2,065	2022	16	1.00
	Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete	
RCN	298,190		66,060		364,250	176.39	Dwelling Factor	
RCNLD	238,550		52,840		291,390	141.11	Dwelling Value	
							291,390	

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	2,065			
	OPF	30	0	42.67	1,280
	GRF	650	0	71.06	46,190
	OPF	156	0	42.63	6,650
	SPU	280	0	42.64	11,940



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	296,300
TOTAL APPRAISAL	356,300
GREENBELT APR	
ASSESSMENT	89,075
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	356,300
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1987	2000	350	C	1	14 X 25		16,3143	AV	5,710	34		1	1,940
DRW	Driveway	1987	1987	1	C	1			3000	UN	3,000	100		1	3,000

Total OBY Value

4,940

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		154	292	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
09/19/1990	845	355	108,000	108,000	I	WD	A	COLEMAN PAT O JR
02/03/1988	787	57	101,000	101,000	I	WD	I	PLUMHOF ROBERT H
08/31/1987	777	603	73,338	73,338	I	WD	D	BAILEY MORTGAGE COMPANY
01/21/1987	767	262	28,000	28,000	V	WD	D	FLANIGAN BLDRS INC

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
 CHG EYB & CHG OPF TO SPU R10/32*JG*CHG EYB*R10/42*FN
 15:32 ADD SPU/OPF/CHG OBY'S*LDLS
 R18: CHG QLTY PER 32 *CB

22007049**3 PGS : WARRANTY DEED****BECKY BUCHANAN 274899 - 22007049****04/07/2022 - 08:13 AM****VALUE 350000.00****MORTGAGE TAX 0.00****TRANSFER TAX 1295.00****RECORDING FEE 15.00****DP FEE 2.00****REGISTER'S FEE 1.00****TOTAL AMOUNT 1313.00****STATE OF TENNESSEE, MAURY COUNTY****JOHN FLEMING
REGISTER OF DEEDS****This Instrument Prepared By:**

Thomas M. Hutto, Esq.
 Dale, Hutto & Lyle, PLLC
 805 South Garden Street
 P.O. Box 1017
 Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **MARVIN JEROME SEVERSON, JR., AND WIFE, HOPE SEVERSON**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **PERRY MICHAEL LANGLEY AND KATHY LANGLEY, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly described as follows: Lot 32, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, ROMCT.

Being the same property conveyed to Marvin Jerome Severson, Jr and wife, Hope Severson by deed recorded on June 30, 1993 in Book 1187, Page 83, in the Maury County Register of Deeds.

This property is shown on the tax records of Maury County, Tennessee as Map 066K, Group A, Parcel 018.00.

Legal description obtained from prior deed.

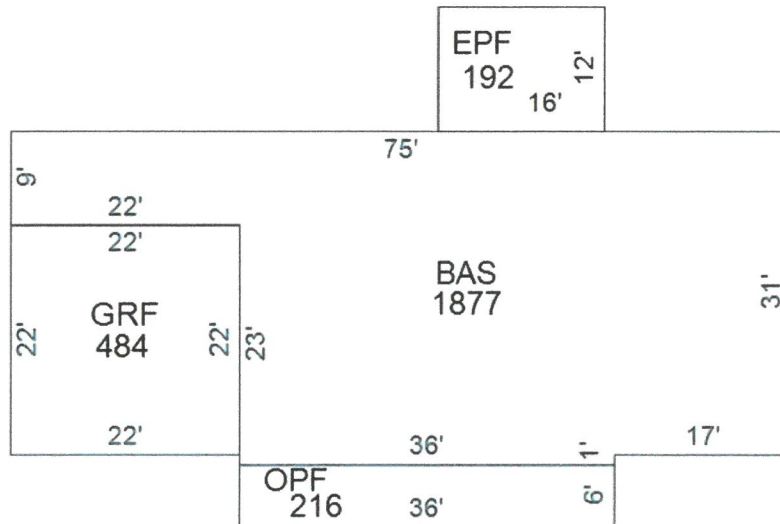
TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; gas pipeline easement conveyed to United Cities Gas Company in Deed Book 765, Page 696, Register's Office of Maury County, Tennessee; all matters shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, Register's Office of Maury County, Tennessee; and any other matters of record.

210 CARTERS CREEK PIKE	Subdivision CARRIAGE HILLS SEC 1					TAX YEAR 2023		060	066K	A	018.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 0032	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 07/06/2022
LANGLEY PERRY MICHAEL ETUX KATHY LANGLEY 210 CARTERS CREEK PIKE COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 120X427.36 IRR.					Total Land Units		1				
						Deed Acres		0		Page: 1 of 1		
					Calculated Acres		0					

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 1 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 05 Siding Above Avg	Attic
Heating Fuel	
Year Built 1987	Eff Yr Built 2002
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 6	Total Fixtures 6
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Info Src 0	Rental: Src
Year 0	Amount 0
Sched	
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 2 : Above Average	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
1,877	1,224
1	1,021
1.21	1,877
2022	20
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN	Dwelling Factor
RCNLD	Dwelling Value
276,130	65,430
341,560	181.97
273,240	145.57
273,240	273,240
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	1,877
OPF	0
GRF	42.64
EPF	9,210
216	0
484	71.05
192	34,390
0	21,830



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	278,900
TOTAL APPRAISAL	338,900
GREENBELT APR	
ASSESSMENT	84,725
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	338,900
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 04
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Bld	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	Patio	1989	1989	1	C	1			300	UN	300	100		1	300
DRW	Driveway	1995	1995	1	C	1			4000	UN	4,000	100		1	4,000
POL	Swimming Pool	2005	2005	240	E	1	12X20		57.75	PR	13,860	10		1	1,390

Total OBY Value

5,690

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32
BUILDING PERMITS		
Date	Type	Status
		Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		120	427	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/06/2022	R2832	618	350,000	350,000	I	WD	A	LANGLEY PERRY MICHAEL ETUX KATHY
06/25/1993	1187	83	112,000	112,000	I	WD	A	SEVERSON MARVIN JEROME JR
12/01/1987	783	322	87,500	87,500	I	WD	D	STINSON ROBERT MARK
07/23/1987	775	585	16,500	16,500	V	WD	A	PERRY WILLIAM R

NOTES

INCR LAND UNIT PRICE PER 32*CHG QUAL INCR LAND*R06FN
 AREA CODE R06BV*CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*
 CHG EYB*R10/42*FN - R18: CHG QLTY, CHG POL EYB PER 32 *CB
 R22: CHG PRT OF BAS TO EPF, CHG DRW VAL PER 32 *CB

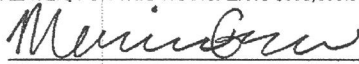
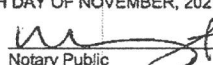
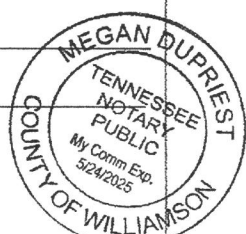
BK/PG:R2792/156-159

21025402

4 PGS : WARRANTY DEED	
BECKY BUCHANAN 262836 - 21025402	
11/19/2021 - 01:47 PM	
VALUE	530000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1961.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1984.00

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED		STATE OF TENNESSEE COUNTY OF <u>Williamson</u> THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$530,000.00.  Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2021.  Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
		
THIS INSTRUMENT WAS PREPARED BY Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067 File No.: 21-CD-740		
ADDRESS NEW OWNER(S) AS FOLLOWS: Ronnie David Smith and Kelly Todd Smith	SEND TAX BILLS TO: <u>New Owners</u>	MAP-PARCEL NO.(S) Tax Map: 066K-A-016.00 and Parcel ID:
(NAME) 206 Carters Creek Pike	(NAME)	
(ADDRESS) Columbia, TN 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand Dollars And No/100 Dollars (\$530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DOUGLAS W. WILLIAMS AND ROSEANN WILLIAMS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE SMITH AND KELLY SMITH, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

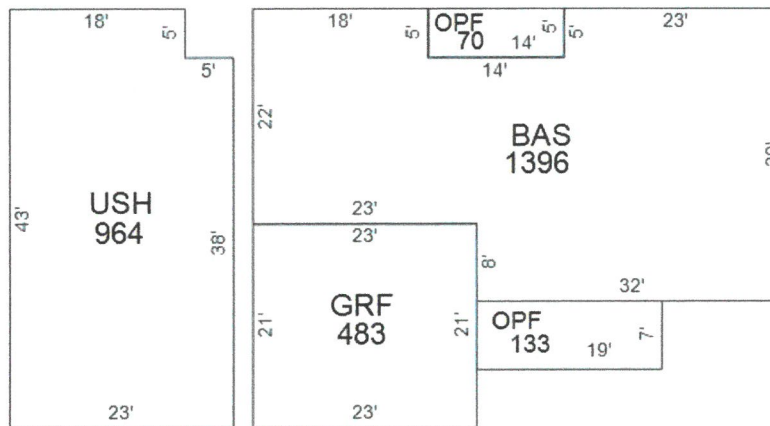
Lot 28:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 28, Carriage Hills Subdivision, Section 1 as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Douglas W. Williams and wife, Roseann Williams, as tenants by the entirety, by Warranty Deed, from John W. Pilkinton, dated April 10, 2013, recorded April 12, 2013, of

206 CARTERS CREEK PIKE	Subdivision	CARRIAGE HILLS SEC 1				TAX YEAR 2023		060	066K	A	016.00	000
Property Address	BK 5	PG 282	BLOCK	LOT 28-30	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066K	Updated 10/27/2022	
SMITH RONNIE ETUX KELLY SMITH 206 CARTERS CREEK PIKE COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions	171.31X493.62 IRR.				Total Land Units	1	Page: 1 of 1				
						Deed Acres	0					
						Calculated Acres	3.4					

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	11 Common Brick			Attic					
Heating Fuel									
Year Built	1993	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	7	Total Fixtures	7		
Wood FP Stacks	Openings			Add'l Sty	Prefab		Add'l Sty		
Info Src	2	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	1 : Average			Condition	Average		Class:		
Prorate	Date		Factor	% Comp		Cost & Design			
Depr: Physical	16	Other Phys		Functional	External		% Good		
	84								
	Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor	
1,396	.937	1	1.07	1	1,974	2022	16	1.00	
	Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete		
RCN	181,340	92,150	273,490	138.55	Dwelling Factor	1			
RCNLD	152,330	77,410	229,740	116.38	Dwelling Value	229,740			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,396					
		OPF		70	0	35.29		2,470	
		OPF		133	0	35.26		4,690	
		GRF		483	0	58.74		28,370	
		USH		964	60	58.73		56,620	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	239,000
TOTAL APPRAISAL	299,000
GREENBELT APR ASSESSMENT	74,750
ASSESSED @ APPROACH	25%
COST VALUE	
Value Correlation	
COST	Value
INCOME	299,000
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
01 Public / Public	
Electricity	
01 Public	
Gas	
00 None	
Topo	0 Level
Road Type	3 Paved
Delete Next Year	
Greenbelt Review	N
Land Apr Date	07/14/2014 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS																	Total OBY Value	ENTRANCES			
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value	Date		Code	ID		
GUD	Detached Garage Unfl	1995	1995	280	C	1	14X20		44,6071	AV	12,490	46		1	5,750	01/01/2002	01 Bldg Apr	34			
DRW	Driveway	2000	2000	1	C	1			3000	UN	3,000	100		1	3,000	BUILDING PERMITS					
PTO	Patio	2000	2000	144	C	1	12X12		9.5833	AV	1,380	34		1	470	Date	Type	Status Last Visit			

MARKET LAND																		AGRICULTURAL / GREENBELT LAND											
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value			
1	U	22	01				1	60,000.00							100	60,000.00	60,000												
						Totals:	1										60,000								Totals:				

SALES								NOTES
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/17/2021	R2792	156	530,000	530,000	I	WD	N	SMITH RONNIE ETUX KELLY SMITH
04/10/2013	R2230	443						WILLIAMS DOUGLAS WAYNE ETUX ROS
06/23/2003	R1721	765						WILLIAMS DOUG ETUX ROSEANN
04/28/2000	R1482	171	165,000	165,000	I	WD	A	WILLIAMS DOUG ETUX

CHG QUAL TO 01 INCR LAND PRICE*R06FN*AREA CODE R06BV*
CHG AREA CODE*FN*CHG EYB & PATIO EYB R10/32*JG
CHG EYB*R10/42*FN
2015:DEL 66K-A-14,15 COMBINE W/THIS PRCL PER OWNER*PB



STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is \$330,000.00

Mary W. Hubbard
Affiant

Subscribed and sworn to before me, this 17th day of June, 2022.

Doni John
Notary Public

My commission expires: 3-21-26

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows: Caroline Lewis	Send Tax Bills To: New Owner	Map-Parcel Numbers: 066F-A-015.00
124 Saxon Court		
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, LaTosha M. Thompson, and the heirs at law of Larry N. Thompson, joined herein by Betty L. Thompson, Administrator of the Estate of Larry N. Thompson,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Lewis** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 50 in the Plan of Carriage Hills Subdivision, Section 2, as shown by a map of record in Plat Book 8 at page 82, in the Maury County, Tennessee Register of Deeds Office.

Being the same property conveyed to Larry N. Thompson by Quitclaim Deed from Millicent Y. Thompson, dated 12/01/1997 and recorded 12/03/1997 in Book 1355, Page 435, Register's Office for Maury County, Tennessee. The said Larry N. Thompson is deceased as of 10/15/2021. A probate estate for Larry N. Thompson was opened in the Chancery Court for Maury County, Tennessee, Case No. P-337-21). Pursuant to the Petition to Probate and to Affidavits of Heirship recorded of record in Book R2854, Page 241, and Book R2854, Page 243, and Book R2854, Page 245, and Book R2854, Page 247, and Book R2854, Page 249, Register's Office for Maury County, Tennessee. Larry N. Thompson was survived by the following heirs at law: Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, and LaTosha M. Thompson. Betty L. Thompson also joins in this conveyance as Administrator of the Estate of Larry N. Thompson.

Tax Map/Parcel ID: 066F-A-015.00

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.

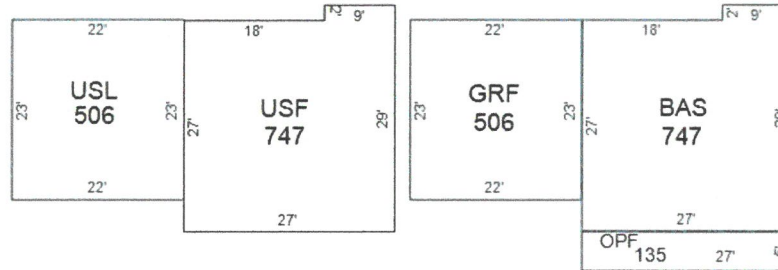
This is improved property known as: **124 Saxon Court, Columbia, TN 38401.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in

124 SAXON CT	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	015.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 50	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 08/05/2022	
LEWIS CAROLINE 124 SAXON CT COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 208.18X118.33 IRR					Total Land Units		1				
						Deed Acres		0	Page: 1 of 1			
					Calculated Acres		0					

DWELLING DATA

Improv Type 01 Single Family	Lower Level 1 No Basement
Stories 2 Story Frame	Heating/Air 8 Heat And Cooling Pkg
Exterior Wall 04 Siding Average	Attic
Heating Fuel	
Year Built 1991	Eff Yr Built 2006
Rooms 0	Bedrooms 0
Full Baths	Half Baths
Add'l Fixtures 9	Total Fixtures 9
Wood FP Stacks 1	Openings 1
Add'l Sty	PreFab
Add'l Sty	Add'l Sty
Info Src 3	Occ 1
Rental: Src	Year 0
Amount 0	Sched
Foundation 02 Continuous Footing	Floor Finish 11 Carpet Combination
Floor System 04 Wood W/ Sub Floor	Interior Finish 07 Drywall
Party Wall 00 None	Paint/Decor 04 Above Average
Struct. Frame 00 None	Bath Tile 00 None
Roof Framing 02 Gable/Hip	Electrical 04 Above Average
Roof Cov/Deck 03 Composition Shingle	Shape 01 Rectangular Design
Cab/Millwork 04 Above Average	
Quality 1+ : Average +	Condition Average
Class:	
Prorate Date	Factor
% Comp	Cost & Design 0
Depr: Physical 20	Other Phys
Functional	External
% Good 80	
GFLA	Area
Story	Const
Grade	SFLA
Depr Yr	Eff Age
County Factor	
747	.539
1	1
1.07	1.646
2022	16
1.00	
Base Dwelling	Add'l Areas
Total	\$/SqFt
% Complete	
RCN 112,140	140,470
252,610	153.47
RCNLD 89,710	112,370
202,080	122.77
Dwelling Factor	
Dwelling Value	
202,080	
AREAS: Lower Floor	First & Above
Area	% SFLA
Rate	RCN
BAS	747
0	0
37.70	5,090
GRF	506
0	0
62.85	31,800
USL	506
30	30
37.71	19,080
USF	747
100	100
113.12	84,500



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	204,400
TOTAL APPRAISAL	264,400
GREENBELT APR	
ASSESSMENT	66,100
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	264,400
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit
------	------	--------	------------

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1991	1991	1	C	1			1000	UN	1,000	100		1	1,000
WDK	Wood Deck	2006	2006	120	C	1	10X12		20.8333	AV	2,500	52		1	1,300

Total OBY Value
2,300

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	22	01		208	118	1	60,000.00							100	60,000.00	60,000	
Totals:							1										60,000	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/23/2022	R2854	251	330,000	330,000	I	WD	J	LEWIS CAROLINE
06/23/2022	R2854	249				HR		THOMPSON LARRY N HEIRS
06/23/2022	R2854	247				HR		THOMPSON LARRY N HEIRS
06/22/2022	R2854	245				HR		THOMPSON LARRY N HEIRS

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD TO USF PER 51 *CB. *R2854-251 LARRY THOMPSON DOD 10-15-21-MS

File:

This instrument prepared by:
Marshall Title & Escrow
28 Public Square
PO Box 8150
Columbia, Tennessee 38402

Name and Address of New Property Owner:
Mr. & Mrs. Arbie Ford
112 Saxon Court
Columbia, TN 38401
Person or Agency Responsible for Taxes:
SAME
Map: 66F, Group A, Parcel: 12.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into on the 27 day of May, 2005, between **Johnny L. Brooks and wife, Martha M. Brooks, by and through Johnny Brooks, her Attorney in Fact, whose Power of Attorney is of record in Book _____, Page _____, Register's Office of Maury County, Tennessee, GRANTORS**, which expression shall include heirs, assigns and personal representatives, and **Arbie Ford and wife, Shelby Jean Ford**, as tenants by the entirety, GRANTEES, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

That for and in consideration of the sum of One Hundred Fifty One Thousand Five Dollars and No/100's (\$151,500.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GRANTOR conveys unto GRANTEES the following described property:

Tract 1:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Lot No. 47, Carriage Hills Subdivision, Section 2, Phase 1, as shown by plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 12.00

Tract 2:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Tract 1 as shown on minor plat for Clark Bennett of record in Plat Book P14, Page 147, Register's Office of Maury County, Tennessee.

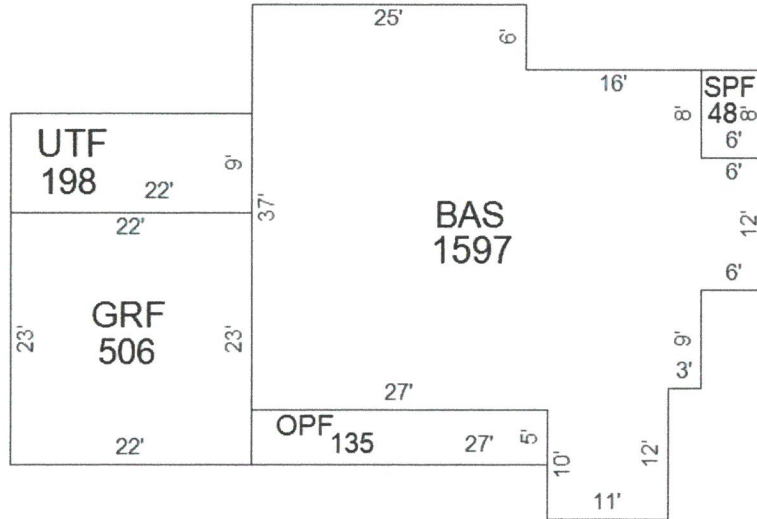
Map 66F, Group A, Parcel 12.00-001

Being all of the same property and legal description conveyed to Johnny L. Brooks and wife, Martha M. Brooks by deed of record in Book R1835, Page 1389, Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto GRANTEES together with all rights, titles, easements and appurtenances thereunto belonging, forever.

112 SAXON CT	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	012.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 47	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F	Updated 10/27/2022	
FORD ARBIE ETUX SHELBY JEAN 112 SAXON CT COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Printed 03/17/2023	
	Additional Description					SSD2						
	Dimensions 55.45X139.44 IRR					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
					Calculated Acres		0	Page: 1 of 1				

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	7	Total Fixtures	7		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	02	L-Shaped		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date	Factor		% Comp			Cost & Design 0		
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,597	1,058	1	1	1.07	1,597	2022	16	1.00	
	Base Dwelling	Add'l Areas	Total	\$/SqFt	% Complete				
RCN	208,930	52,350	261,280	163.61	Dwelling Factor				
RCNLD	167,140	41,880	209,020	130.88	Dwelling Value				
AREAS: Lower Floor			First & Above	Area	% SFLA		Rate	RCN	
	BAS			1,597					
	UTF			198	0		62.83	12,440	
	SPF			48	0		62.92	3,020	
	OPF			135	0		37.70	5,090	
	GRF			506	0		62.85	31,800	



APPRAISED VALUES	
LAND	41,400
IMPROVEMENTS	223,700
TOTAL APPRAISAL	265,100
GREENBELT APR	
ASSESSMENT	66,275
ASSESSED @	25%
APPROACH	COST VALUE
<u>Value Correlation</u>	
	Value
COST	265,100
INCOME	
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
<u>Water/Sewer</u>	
03 Public / Individual	
<u>Electricity</u>	
01 Public	
<u>Gas</u>	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS																Total OBY Value	ENTRANCES						
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value		Date	Code	ID				
WDK	Wood Deck	1991	1991	220	C	1	11X20		19.9545	AV	4,390	10		1	440		01/01/2002	01 Bldg Apr	34				
DRW	Driveway	1991	1991	1	C	1			1000	UN	1,000	100		1	1,000								
GUD	Detached Garage Unfr	2005	2005	600	C	1	20X30		33.5	AV	20,100	66		1	13,270								
																14,710	BUILDING PERMITS						
																	Date	Type	Status	Last Visit			

MARKET LAND																		AGRICULTURAL / GREENBELT LAND								
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	22	01		55	139	1	60,000.00					69	100		41,400.00	41,400									
Totals:							1											Totals:								

SALES										NOTES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner											
05/27/2005	R1859	817	151,500	151,500	I	WD	P	FORD ARBIE ETUX		DECR LAND PRICE*R06FN*R06:ADD DGUIV06BG*CHG AREA CO*R06JS*FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN*CHG SE EYB & DECR LAND PRICE*R10/32*FN*CHG EYB*R10/42*FN									
12/31/2004	R1835	1389	140,000	140,000	I	WD	P	BROOKS JOHNNY L &											
06/13/2003	R1717	147						BENNETT SONJA R											
04/13/1992	1145	412	111,000	111,000	I	WD	A	BUTTREY SONJA R											

mail to: Anchor Title
6970 Moores Ln
Brentwood TN 37027

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

BK/PG: R2667/312-313

20016935

2 PGS:AL-WARRANTY DEED		
BECKY BATCH: 235498	09/22/2020	- 10:50 AM
VALUE	289900.00	
MORTGAGE TAX	0.00	
TRANSFER TAX	1072.63	
RECORDING FEE	10.00	
ARCHIVE FEE	0.00	
DP FEE	2.00	
REGISTER'S FEE	1.00	
TOTAL AMOUNT	1085.63	

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between
John K. Layden and wife, Wendy J. Layden, FIRST PARTY, which expression shall include
heirs, assigns and personal representatives, and **Gerard M. Edwards and Marlene B. Edwards**,
SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and
valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys
unto SECOND PARTY the following described property:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 48,
Carriage Hills Subdivision, Section 2, Phase 1, of record in Plat Book 8, Page 82, Register's
Office of Maury County, Tennessee.

Being the same property conveyed to John K. Layden and Wendy J. Layden by deed dated
June 11, 2019, of record in Book R2561, Page 1406, Register's Office of Maury County,
Tennessee. See also deed dated July 18, 1991, of record in Book 1123, Page 1, Register's
Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 13

Property Address: 116 Saxon Court, Columbia, Tennessee 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with
all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized
And possessed of said real estate and that FIRST PARTY has a good and lawful right to
convey the same, and that it is unencumbered except for easements and/or restrictions, if
any, of record in the Maury County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to
said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

DWELLING DATA									
Improv Type	01 Single Family				Lower Level	1 No Basement			
Stories	1 Story Frame				Heating/Air	8 Heat And Cooling Pkg			
Exterior Wall	11 Common Brick				Attic				
Heating Fuel									
Year Built	1991	Eff Yr Built	2002	Rooms	0	Bedrooms	0		
Full Baths			Half Baths	Add'l Fixtures	8	Total Fixtures	8		
Wood FP Stacks	1	Openings	1	Add'l Sty	PreFab		Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	
Foundation		02	Continuous Footing		Floor Finish	11 Carpet Combination			
Floor System		04	Wood W/ Sub Floor		Interior Finish	07 Drywall			
Party Wall		00	None		Paint/Decor	04 Above Average			
Struct. Frame		00	None		Bath Tile	00 None			
Roof Framing		02	Gable/Hip		Electrical	04 Above Average			
Roof Cov/Deck		03	Composition Shingle		Shape	01 Rectangular Design			
Cab/Millwork		04 Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date		Factor		% Comp		Cost & Design		
Depr: Physical	20	Other Phys		Functional		External		% Good	
GFLA		Factors			SFLA	Depr Yr	Eff Age	County Factor	
1,411		Area	Story	Const	Grade	1,411	2022	20	1.00
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN		201,380	33,400	234,780	166.39	Dwelling Factor			
RCNLD		161,100	26,720	187,820	133.11	Dwelling Value			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,411					
		OPF		186	0	37.69		7,010	
		GRF		420	0	62.83		26,390	

APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	190,400
TOTAL APPRAISAL	250,400
GREENBELT APR	
ASSESSMENT	62,600
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	250,400
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

MARKET LAND																	AGRICULTURAL / GREENBELT LAND									
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
1	U	22	01		54	181	1	60,000.00							100	60,000.00	60,000									
Totals:							1										60,000		Totals:							

CA330TN State of Tennessee - IMPACT System 250400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin T. Bryant, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mia Costa and Jose Costa** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Maury County, Tennessee, described as follows: **To Wit:**

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 45 on the Plan of Final Plat of Carriage Hills, Section 2, Phase 1 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Martin T. Bryant, unmarried by Warranty Deed from Lewis Eugene Lindsay a/k/a Lewis E. Lindsey, of record in Book R2091, Page 359, Register's Office for Maury County, Tennessee, dated August 20, 2009 and recorded on September 04, 2009. Martin T. Bryant is now married to Casey Bryant who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 104 Saxon Court, Columbia, TN 38201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Mia

CONCORD TITLE
3000 MERIDIAN BLVD
STE 140
FRANKLIN TN 37067



NEW OWNER:
Mia Costa
104 Saxon Court
Columbia, TN 38201

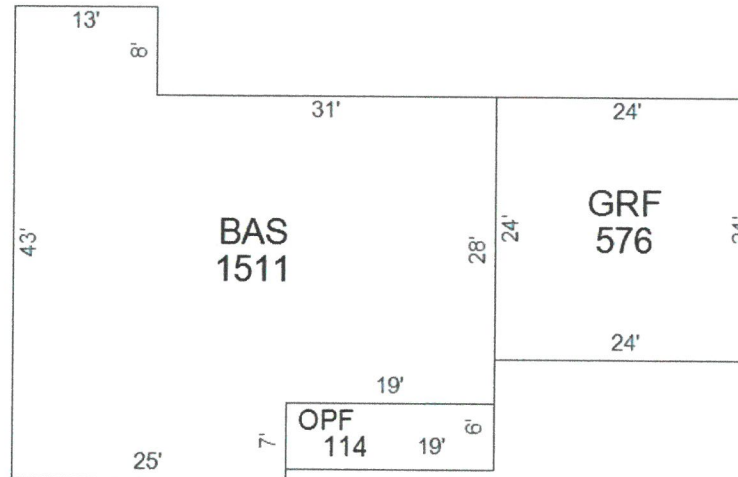
RESPONSIBLE FOR TAX PAYMENT

Northpointe Bank
3333 Deposit Drive NE
Grand Rapids, MI 49546

TAX MAP-PARCEL #:
066F-A-010.00-000

104 SAXON CT	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	010.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 45	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066F	
COSTA MIA & JOSE COSTA 104 SAXON CT COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03		
	Additional Description					SSD2			Updated 10/27/2022			
	Dimensions 58.52X251.66 IRR					Total Land Units		1		Card: 1 of 1		
						Deed Acres		0				
						Calculated Acres		0		Page: 1 of 1		

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02 Continuous Footing			Floor Finish	11 Carpet Combination				
Floor System	04 Wood W/ Sub Floor			Interior Finish	07 Drywall				
Party Wall	00 None			Paint/Decor	04 Above Average				
Struct. Frame	00 None			Bath Tile	00 None				
Roof Framing	02 Gable/Hip			Electrical	04 Above Average				
Roof Cov/Deck	03 Composition Shingle			Shape	01 Rectangular Design				
Cab/Millwork	04 Above Average								
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date		Factor	% Comp			Cost & Design		
Depr: Physical	20	Other Phys		Functional		External		% Good	
GFLA	Area		Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,511	1,006	1	1	1.07	1,511	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	201,940	40,500		242,440	160.45	Dwelling Factor			
RCNLD	161,550	32,400		193,950	128.36	Dwelling Value			
AREAS: Lower Floor									
First & Above		Area		% SFLA		Rate		RCN	
		BAS		1,511					
		OPF		114		0		37.72	
		GRF		576		0		62.85	
								4,300	
								36,200	



APPRAISED VALUES	
LAND	41,400
IMPROVEMENTS	196,100
TOTAL APPRAISAL	237,500
GREENBELT APR	
ASSESSMENT	59,375
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	Value
COST	237,500
INCOME	
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
PTO	Patio	1991	1991	192	C	1	12X16		9.5833	AV	1,840	10	1
DRW	Driveway	1991	1991	1	C	1			2000	UN	2,000	100	1

Total OBY
Value
2,180

ENTRANCES		
Date	Code	ID
01/01/2002	01 Bldg Apr	34
BUILDING PERMITS		
Date	Type	Status Last Visit

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		58	251	1	60,000.00					69
Totals:													100
													41,400.00

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
08/04/2020	R2654	820	278,000	278,000	I	WD	P	COSTA MIA & JOSE COSTA	
08/20/2009	R2091	359	131,500	131,500	I	WD	P	BRYANT MARTIN T	
08/08/2003	R1736	852	4,400	4,400	V	WD	P	LINDSAY LEWIS EUGENE	
04/16/2001	R1533	839						LINDSAY LEWIS EUGENE	

NOTES
DECR LAND PRICE*R06FN - CHG AREA CODE*R06JS*09:INCR LAND PRICE*FN CHG AREA CODE*FN*CHG EYB*R10/32*FN*CHG EYB*R10/42*FN R2091-359 ALSO SI001*JG - R18: CHG QLTY PER 32 *CB*FOR 21:R2654-820 ALSO SI 001 ADD REF:R2719-298 QC (CORRECTION DEED) CORRECTING LEGAL IN R2654-820*PB R22: CHG DRW VAL PER 32 *CB

*This instrument Prepared by Gene Hallworth, Attorney at Law, Columbia, Tennessee
Upon information furnished by the parties, no title Examination Requested*

Address New Owner:

Send Tax Bill to:

Tax Parcel Identification:

7/1w Brandon Blalock
120 Saxon ~~County~~ Court
Columbia, Tennessee 38401

New Owner

Map/Parcel
066F-A-014.00

QUIT-CLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations I, **AMIE MURA BLALOCK**, do hereby sell, transfer, quitclaim, and convey unto **BRANDON CODY BLALOCK**, all my interest in the following real property. Said property is described as follows:

Land in Maury County, Tennessee, being Lot No. 49 on the Plan of Final Plat Carriage Hills, Section 2 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed in Book R2602, Page 1399 of the Register's Office for Maury County, Tennessee.

This is improved property known as 120 Saxon County, Columbia, Tennessee 38401.

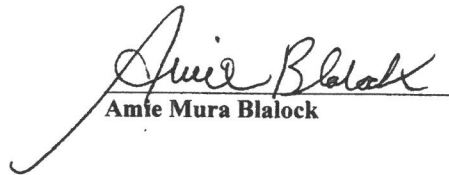
TO HAVE AND TO HOLD said tract or parcel unto the Grantee, his heirs and assigns, together with all of the rights, titles, interests, easements, and appurtenances thereunto belonging.

IN WITNESS WHEREOF, we have hereunto set our hands, this 25th day of June, 2021.

**BK/PG: R2746/221-222
21013814**

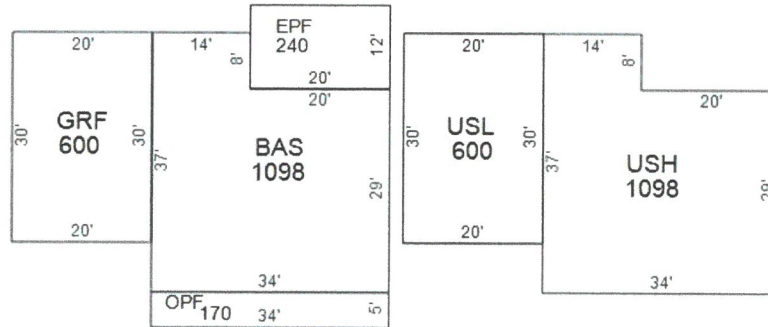
2 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 251314	06/25/2021 - 03:01 PM
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS


Amie Mura Blalock

120 SAXON CT	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	014.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 49	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City	60156 Columbia		Map	066F		Updated 10/27/2022
BLALOCK BRANDON CODY 120 SAXON CT COLUMBIA TN 38401	BK PG BLOCK LOT TRACT					SSD1			Dist	03		Printed 03/17/2023
	Additional Description					SSD2			Card: 1 of 1			
	Dimensions 54.25X181.28 IRR					Total Land Units 1						
						Deed Acres 0		Page: 1 of 1				
						Calculated Acres 0						

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	9	Total Fixtures	9		
Wood FP Stacks	Openings			Add'l Sty	Prefab			Add'l Sty	
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02 Continuous Footing			Floor Finish	11 Carpet Combination				
Floor System	04 Wood W/ Sub Floor			Interior Finish	07 Drywall				
Party Wall	00 None			Paint/Decor	04 Above Average				
Struct. Frame	00 None			Bath Tile	00 None				
Roof Framing	02 Gable/Hip			Electrical	04 Above Average				
Roof Cov/Deck	03 Composition Shingle			Shape	01 Rectangular Design				
Cab/Millwork	04 Above Average								
Quality	1+ : Average +			Condition	Average			Class:	
Prorate	Date			Factor	% Comp			Cost & Design	
Depr: Physical	20	Other Phys		Functional	External			% Good	
	80								
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,098	.756	1	1	1.07	1,937	2022	16	1.00	
	Base Dwelling	Add'l Areas	Total		\$/SqFt	% Complete			
RCN	149,860	159,860	309,720		159.90	Dwelling Factor		1	
RCNLD	119,890	127,890	247,780		127.92	Dwelling Value		247,780	
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,098					
		OPF		170	0	37.71		6,410	
		GRF		600	0	62.83		37,700	
		USH		1,098	60	62.84		69,000	
		EPF		240	0	100.54		24,130	
		USL		600	30	37.7		22,620	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	248,800
TOTAL APPRAISAL	308,800
GREENBELT APR	
ASSESSMENT	77,200
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	308,800
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
DRW	Driveway	1991	1991	1	C	1			1000	UN	1,000	100	1
											1,000		

Total OBV
Value
1,000

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		54	181	1	60,000.00					100
Totals:							1						60,000

AGRICULTURAL / GREENBELT LAND								
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value	
Totals:								

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
06/25/2021	R2746	221				QC		BLALOCK BRANDON CODY	
12/18/2019	R2602	1399	313,500	313,500	I	WD	A	BLALOCK BRANDON ETUX AMIE	
03/02/2007	R1970	1124	171,500	171,500	I	WD	A	BROOKS JOHN E &	
04/28/2000	R1481	885	131,900	131,900	I	WD	A	BOND STANLEY ETUX	

NOTES
ADD DRWY PER 32*FN06VI*INCR LAND PRICE*R06FN - CHG AREA CO*R06JS*JG
CHG AREA CODE*FN - CHG EYB*R10/32*FN - CHG EYB*R10/42*FN
15:32 ADD SPF/CHG QUA/DEL WD DECK*LDS - 21: CHG SPF/EPF PER 50 *CB

BK/PG: R2563/163-164

19008811

2 PGS:AL-QUITCLAIM DEED	
SUSIE BATCH: 214676	06/21/2019 - 10:30 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS

THIS INSTRUMENT WAS PREPARED BY:

W. Faye Novelty, UAW-FCA-Ford-General Motors Legal Services Plan
 3011 Harrah Drive, Suite B, Spring Hill, TN 37174

NAMES AND ADDRESS OF NEW OWNERS:

Jose A. Yrabien and Janet L. Yrabien
 108 Saxon Court
 Columbia, TN 38401

SEND TAX BILLS TO:

New Owners

TAX IDENTIFICATION ID:

Map: 066F
 Group: A
 Parcel: 011.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, JOSE A. YRABIEN, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto myself, JOSE A. YRABIEN, and wife, JANET L. YRABIEN, such right, title and interest as is required to vest title in us as tenants by the entirety, in and to certain tracts or parcels of land located in the Third (3rd) Civil District of Maury County, Tennessee, to-wit:

FIRST PARCEL:

Being Tract 2 as shown on Minor Plat for Clark Bennett of record in Plat Book P14, Page 325, Register's Office of Maury County, Tennessee, consisting of 26,557 square feet or .610 acres by survey of A.E. Adkins, R.L.S. #1075, 606 South James M. Campbell Blvd., Columbia, Tennessee.

Map 066F, Group A, Parcel 011.00

SECOND PARCEL:

Situated in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 46 in the Carriage Hills Subdivision, Section 2, Phase I, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds Office.

Map 066F, Group A, Parcel 011.00 001

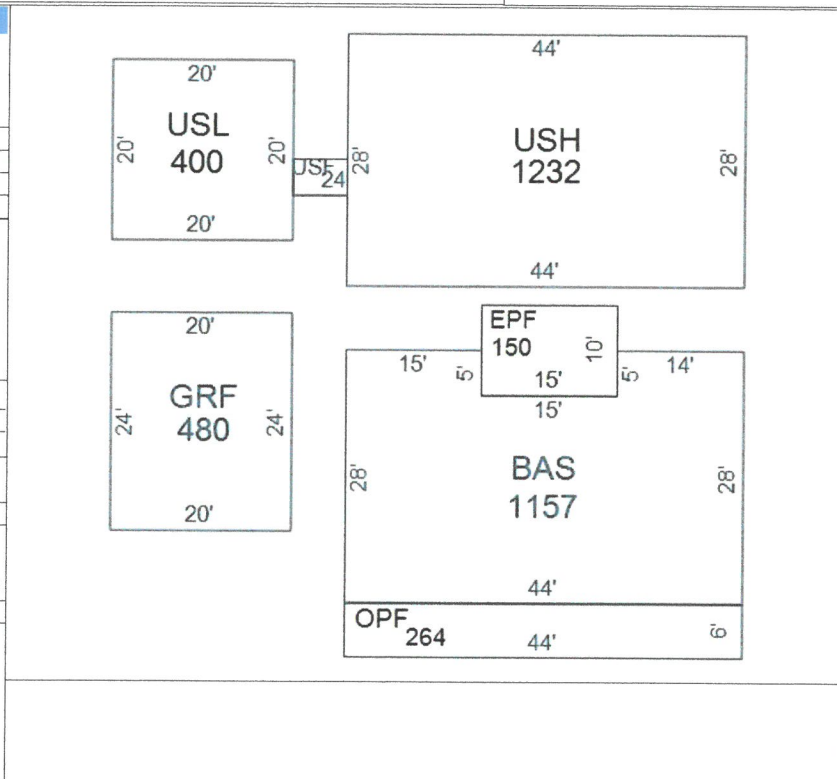
Being the same property conveyed to JOSE A. YRABIEN from JULIA YRABIEN by deed dated November 17, 2016, of record in Book R2402, Page 1044, Register's Office of Maury County, Tennessee.

This is improved property known as 108 Saxon Court, Columbia, TN 38401.

This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

108 SAXON CT	Subdivision	CARRIAGE HILLS SEC 2				TAX YEAR 2023		060	066F	A	011.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 46	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv					City 60156 Columbia		Map 066F		Updated 10/27/2022		
YRABIEN JOSE A ETUX JANET L 108 SAXON CT COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist 03		Printed 03/17/2023		
	Additional Description					SSD2						
	Dimensions 107.48X174.63 IRR					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
					Calculated Acres		0	Page: 1 of 1				

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	2 Story Frame			Heating/Air	7 Heat And Cooling Split				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	8	Total Fixtures	8		
Wood FP Stacks	Openings			Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year 0	Amount	0	Sched	
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	1+ : Average +			Condition	Average		Class:		
Prorate	Date		Factor		% Comp		Cost & Design 0		
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,157	.792	1	1	1.07	2,040	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	158,460	150,400		308,860	151.40	Dwelling Factor 1			
RCNLD	126,770	120,320		247,090	121.12	Dwelling Value 247,090			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,157					
		EPF		150	0	100.53		15,080	
		USF		24	100	112.92		2,710	
		OPF		264	0	37.69		9,950	
		GRF		480	0	62.83		30,160	
		USH		1,232	60	62.84		77,420	
		USL		400	30	37.7		15,080	



APPRAISED VALUES			
LAND	41,400		
IMPROVEMENTS	272,000		
TOTAL APPRAISAL	313,400		
GREENBELT APR			
ASSESSMENT	78,350		
ASSESSED @	25%		
APPROACH	COST VALUE		
Value Correlation			
COST	Value		
INCOME	313,400		
MARKET			
PARCEL DATA			
NBHD	C64		
Review Flag			
Living Units			
Water/Sewer			
03 Public / Individual			
Electricity			
01 Public			
Gas			
00 None			
Topo	1 Rolling		
Road Type	0 Us Highway		
Delete Next Year			
Greenbelt Review	N		
Land Apr Date	01/01/2006 By 32		
# Improvements	1		
# Mobile Homes	0		
NH Trend	3 TRANSITION		
Other			
Land Use Code	11		
Zoning			
GREENBELT			
Year	Recorded		
App#	Book/Pg		
ENTRANCES			
Date	Code	ID	
01/01/2002	01 Bldg Apr	34	
BUILDING PERMITS			
Date	Type	Status	Last Visit

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
DRW	Driveway	1991	1991	1	C	1			2000	UN	2,000	100	
GUD	Detached Garage Unf	2005	2005	320	C	1	16X20		43.4063	AV	13,890	66	
WDK	Wood Deck	2020	2020	700	C	1	25 X 28		12.2143	AV	8,550	94	
CUD	Detached Carport Unf	2021	2021	480	C	1	20 X 24		12.1042	AV	5,810	98	
										Adj Fact	Value		
										1	2,000		
										1	9,170		
										1	8,040		
										1	5,690		

Total OBY Value	ENTRANCES			
	Date	Code	ID	
	01/01/2002	01 Bldg Apr	34	
24,900	BUILDING PERMITS			
	Date	Type	Status	Last Visit

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Inf	Fld	Topo	Loc	Size
1	U	22	01		107	174	1	60,000.00					69
										100	41,400.00	41,400	
Totals:												41,400	

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES							
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R
06/21/2019	R2563	163				QC	YRABIEN JOSE A ETUX JANET L
11/17/2016	R2402	1044				QC	YRABIEN JOSE A
08/08/2003	R1736	850	3,965	3,965	V	WD	YRABIEN JOSE A ETUX
10/22/1993	1200	327	109,500	109,500	I	WD	YRABIEN JOSE A ETUX

NOTES	
14:32 CHG OFF TO USF/ INCR LND*LDS*R2563-163 ALSO SI001*JG	
R22: ADD HVAC, CHG DRW VAL PER 32 *CB - 22: ADD WDK, CUD PER 51 *CB	

File Realty Title

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #151249BR

BK/PG:R2354/298-299

16000486

2 PGS : AL - WARRANTY DEED	
SUSIE BATCH: 168364	
01/13/2016 - 09:35 AM	
VALUE	170000.00
MORTGAGE TAX	0.00
TRANSFER TAX	629.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	642.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

FROM: LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A
MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB
POWELL, A MARRIED PERSON

TO: ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND AND
NO/100--- (\$170,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby
acknowledged, We, LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A
MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB POWELL, A
MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey
unto the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, their heirs and
assigns, a certain tract or parcel of land located in Maury County, Tennessee, being more fully
described as follows:

Land in Maury County, Tennessee, being Lot 37, Carriage Hills Subdivision, Section 2, as shown on plat of record
in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made
for a more particular description of said property.

Subject to all matters as shown on plat of record in Book 8, Page 82, Register's Office of Maury County, Tennessee.

Subject to Restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee.

This being the same property conveyed to Lillie Elaine Truitt, Jeffrey Truitt, Sara Smith and Jacob Powell, as equal
tenants in common by Warranty Deed from Bryan P. Rider, unmarried, recorded on the 8th day of October, 2014 in
Deed Book R2294, Page 542, in the Register's Office of Maury County, Tennessee.

SUBJECT PROPERTY IS NOT THE GRANTORS USUAL PLACE OF RESIDENCE.

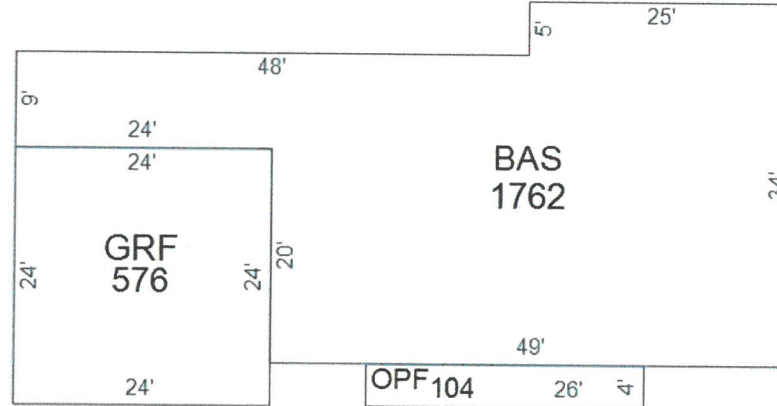
MAP 66FA, PARCEL 2.00

PROPERTY ADDRESS: 1004 GRAYSON PLACE, COLUMBIA, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate title
and interest, thereto belonging to the said ALISON EPPS AND ANDREW C. EPPS, WIFE
AND HUSBAND, their heirs and assigns forever. And we do covenant with the said ALISON
EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, that we are lawfully seized and

1004 GRAYSON PL	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	002.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 37	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066F	
EPPS ALISON ET VIR ANDREW C 1004 GRAYSON PL COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03	Updated 10/27/2022	
	Additional Description						SSD2			Printed 03/17/2023		
	Dimensions 117.89X158.75 IRR					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
						Calculated Acres		0	Page: 1 of 1			

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	1 No Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	04 Siding Average			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths	Half Baths			Add'l Fixtures	7	Total Fixtures	7		
Wood FP Stacks	Openings			Add'l Sty	PreFab		Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date		Factor		% Comp		Cost & Design 0		
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,762	1,156	1	1	1,21	1,762	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	253,060	45,360		298,420	169.36	Dwelling Factor			
RCNLD	202,450	36,280		238,730	135.49	Dwelling Value			
						238,730			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,762					
		OPF		104	0	42.60		4,430	
		GRF		576	0	71.06		40,930	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	244,200
TOTAL APPRAISAL	304,200
GREENBELT APR	
ASSESSMENT	76,050
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation	
COST	Value
INCOME	304,200
MARKET	

PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS													
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort
DRW	Driveway	1991	1991	1	C	1			500	UN	500	100	
WDK	Wood Deck	2020	2020	300	C	1	15 X 20		17,4333	AV	5,230	94	
											1	4,920	
											5,420		

Total OBY Value

ENTRANCES		
Date	Code	ID
01/01/2002	01 Bldg Apr	34
BUILDING PERMITS		
Date	Type	Status Last Visit

MARKET LAND													
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size
1	U	22	01		117	158	1	60,000.00					
Totals:							1						60,000

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
01/08/2016	R2354	298	170,000	170,000	I	WD	A	EPPS ALISON ET VIR ANDREW C	
10/07/2014	R2294	542	95,000	95,000	I	WD	A	TRUITT LILLIE ELAINE ET AL JEFFREY T	
03/24/1995	1248	687	102,000	102,000	I	WD	A	RIDER BRYAN P	
08/31/1993	1194	182	95,000	95,000	I	WD	A	TAMEZ RAUL ETUX	

R18: CHG QLTY PER 32 *CB - 22: REPL WDK PER 51 *CB

BK/PG: R2623/1073-1074

20005431

2 PGS:AL-WARRANTY DEED

SUSIE BATCH: 227082 04/03/2020 - 09:30 AM

VALUE 260000.00

MORTGAGE TAX 0.00

TRANSFER TAX 962.00

RECORDING FEE 10.00

ARCHIVE FEE 0.00

DP FEE 2.00

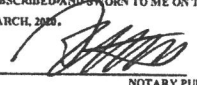
REGISTER'S FEE 1.00

TOTAL AMOUNT 975.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING

REGISTER OF DEEDS

WARRANTY DEED 		STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS \$260,000.00 <i>Billy</i> AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2020.  NOTARY PUBLIC MY COMMISSION EXPIRES 2/12/23
THIS INSTRUMENT PREPARED BY Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067 File # 20-1707KH		
ADDRESS OF NEW OWNER Hunter L. Tyree and Lauren Tyree 1008 Grayson Place Columbia, TN 38401	SEND TAX BILLS TO If left blank please use the address of the new owner Legacy Mutual Home Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	MAP-PARCEL 66F-A-003.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTY TYREE AND JAMIE TYREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HUNTER L. TYREE AND LAUREN TYREE, MARRIED COUPLE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1008 Grayson Place, Columbia, TN 38401

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand on the 30th day of March, 2020.

Marty Tyree
 Marty Tyree
Jamie Tyree
 Jamie Tyree

STATE OF TENNESSEE
 COUNTY OF WILLIAMSON

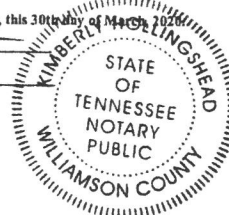
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARTY TYREE AND JAMIE TYREE, the bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of March, 2020.

Notary Public

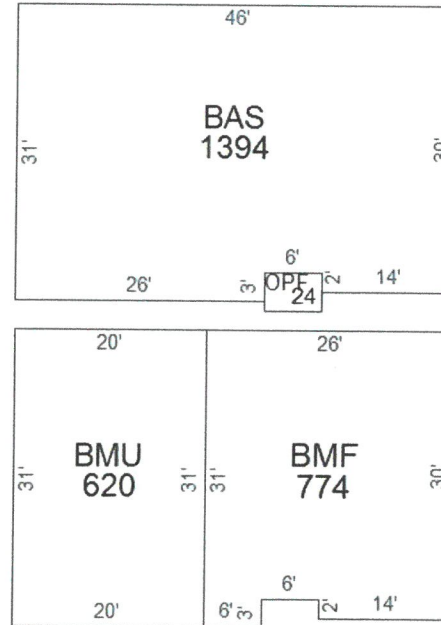
My Commission Expires:

2/12/23



1008 GRAYSON PL	Subdivision CARRIAGE HILLS SEC 2					TAX YEAR 2023		060	066F	A	003.00	000
Property Address	BK 8	PG 82	BLOCK	LOT 36	TRACT	MAURY		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv						City	60156 Columbia		Map	066F Updated 10/27/2022	
TYREE HUNTER L ETUX LAUREN 1008 GRAYSON PL COLUMBIA TN 38401	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist	03 Printed 03/17/2023		
	Additional Description					SSD2						
	Dimensions 102.09X161.98 IRR					Total Land Units		1	Card: 1 of 1			
						Deed Acres		0				
					Calculated Acres		0	Page: 1 of 1				

DWELLING DATA									
Improv Type	01 Single Family			Lower Level	4 Full Basement				
Stories	1 Story Frame			Heating/Air	8 Heat And Cooling Pkg				
Exterior Wall	12 Brick/Wood			Attic					
Heating Fuel									
Year Built	1991	Eff Yr Built	2006	Rooms	0	Bedrooms	0		
Full Baths		Half Baths		Add'l Fixtures	7	Total Fixtures	7		
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty		
Info Src	3	Occ	1	Rental: Src	Year	0	Amount	0	Sched
Foundation	02	Continuous Footing			Floor Finish	11	Carpet Combination		
Floor System	04	Wood W/ Sub Floor			Interior Finish	07	Drywall		
Party Wall	00	None			Paint/Decor	04	Above Average		
Struct. Frame	00	None			Bath Tile	00	None		
Roof Framing	02	Gable/Hip			Electrical	04	Above Average		
Roof Cov/Deck	03	Composition Shingle			Shape	01	Rectangular Design		
Cab/Millwork	04	Above Average							
Quality	2 : Above Average			Condition	Average		Class:		
Prorate	Date		Factor		% Comp		Cost & Design 0		
Depr: Physical	20	Other Phys		Functional		External		% Good 80	
GFLA	Factors				SFLA	Depr Yr	Eff Age	County Factor	
	Area	Story	Const	Grade					
1,394	.936	1	1.021	1.21	1,394	2022	16	1.00	
Base Dwelling		Add'l Areas		Total	\$/SqFt	% Complete			
RCN	213,910	62,650		276,560	198.39	Dwelling Factor 1			
RCNLD	171,130	50,130		221,260	158.72	Dwelling Value 221,260			
AREAS: Lower Floor		First & Above		Area	% SFLA	Rate		RCN	
		BAS		1,394					
		BMF		774	0	56.86		44,010	
		OPF		24	0	42.5		1,020	
		BMU		620	0	28.42		17,620	



APPRAISED VALUES	
LAND	60,000
IMPROVEMENTS	222,600
TOTAL APPRAISAL	282,600
GREENBELT APR	
ASSESSMENT	70,650
ASSESSED @	25%
APPROACH	COST VALUE
Value Correlation	
COST	Value
INCOME	282,600
MARKET	
PARCEL DATA	
NBHD	C64
Review Flag	
Living Units	
Water/Sewer	
03 Public / Individual	
Electricity	
01 Public	
Gas	
00 None	
Topo	1 Rolling
Road Type	0 Us Highway
Delete Next Year	
Greenbelt Review	N
Land Apr Date	01/01/2006 By 32
# Improvements	1
# Mobile Homes	0
NH Trend	3 TRANSITION
Other	
Land Use Code	11
Zoning	
GREENBELT	
Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS														
Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact
WDK	Wood Deck	1991	1991	240	C	1	12X20		19.2083	AV	4,610	10		1
DRW	Driveway	1991	1991	1	C	1			900	UN	900	100		1
														900

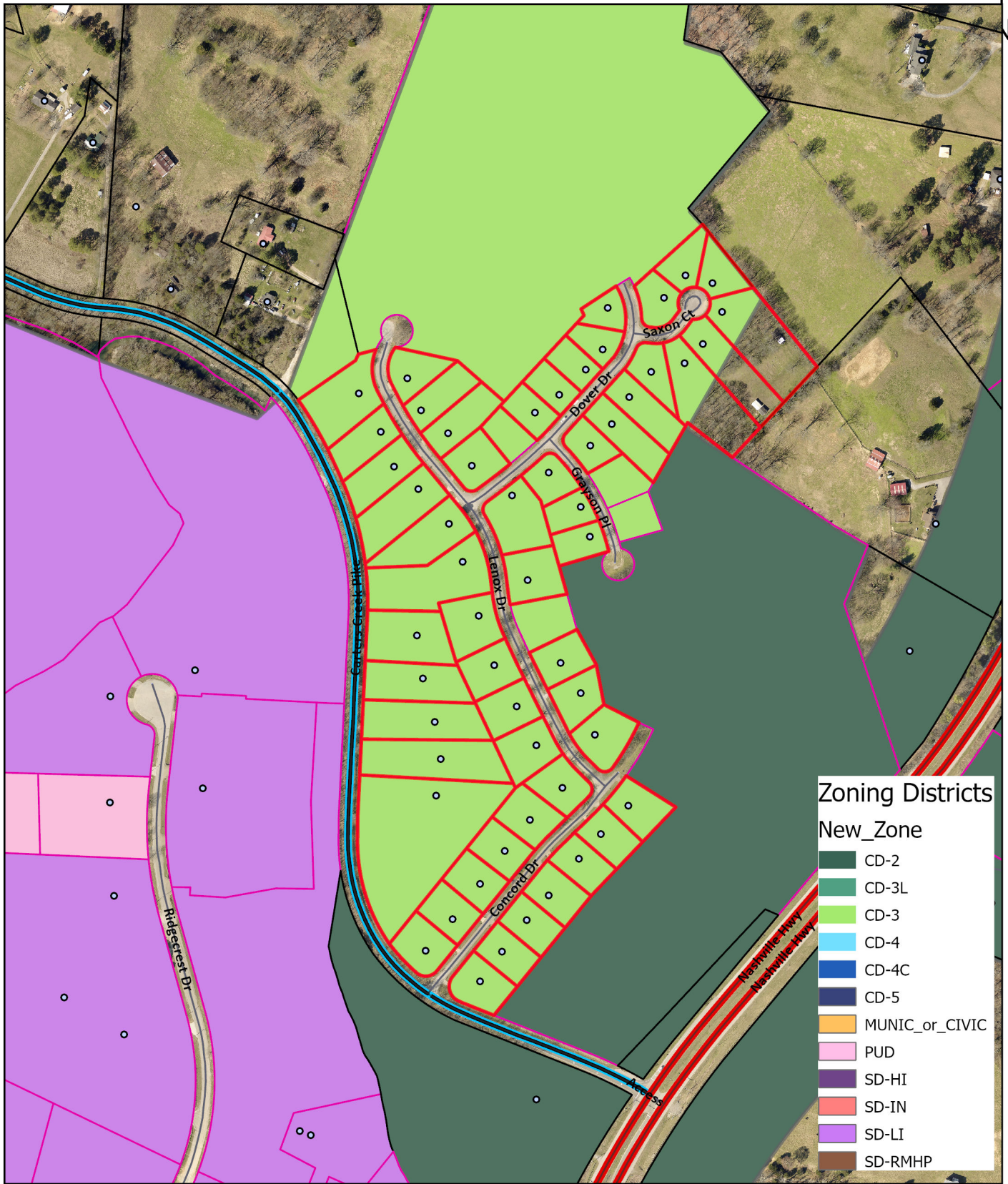
Total OBY
Value
1,360

MARKET LAND												
#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc
1	U	22	01		102	161	1	60,000.00				
Totals:							1					

AGRICULTURAL / GREENBELT LAND							
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
Totals:							

SALES									
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	
03/30/2020	R2623	1073	260,000	260,000	I	WD	B	TYREE HUNTER L ETUX LAUREN	
09/26/1995	1266	736	110,500	110,500	I	WD	A	TYREE MARTY G ETUX	
06/19/1992	1152	31	90,000	90,000	I	WD	A	STAFFORD DENNIS R	
08/12/1991	1125	214	17,900	17,900	V	WD	M	REAVES LARRY G	

NOTES	
INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS*CHG AREA CODE*FN	
CHG QUAL ON FRPL*R10/32*FN	



Ord. No. 4475 - Exh B

Carriage Hills Subdivision



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kevin McCarthy, kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER

23-0093

PUBLIC HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Susan Stephenson/ Various

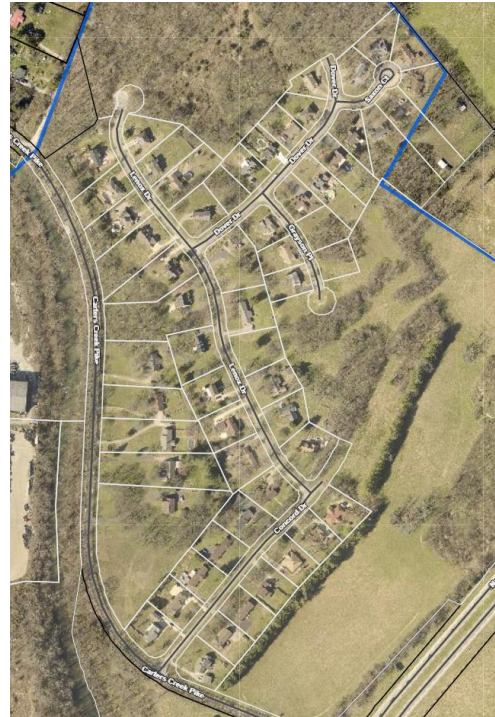
PROPERTY ADDRESS/LOCATION

**Carriage Hills Subdivision/ Various Parcels Tax
Maps 66F and 66K**

**SUMMARY OF REQUEST: Zoning Map Amendment
(CD-3 to CD-3L)**

The applicant, a representative of a larger group of property owners, requests to rezone 52 existing single-family lots and portions of an additional 3 lots. All together the subject properties comprise approximately 33 acres in the Carriage Hills subdivision from CD 3 (Neighborhood Character District) to CD-3L (Neighborhood- Large Lot Character District).

This request is unusual in that it is made by a group of property owners who do not intend to further develop the subject properties. The concept plan submitted with the request is simply the current lot configuration of the neighborhood. This report summarizes staff analysis regarding consistency, conformity, and compatibility of the proposed rezoning. The applicant also provided a thorough explanation of how the request satisfies the approval criteria for a rezoning as part of the response to technical comments.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3	Single-Family Home	CD-2/ SD-LI/Unincorporated Single-Family Homes/Vacant/Light Industrial Services	Single-Family Homes	± 33 Acres

CONSISTENCY with the COMPREHENSIVE PLAN: Suburban Neighborhood: The future land use of the subject property is Suburban Neighborhood. The classification is characterized by residential neighborhoods with limited intermixed and compatible civic uses. The requested CD-3L zoning designation is consistent with the Suburban Neighborhood future land use classification.	PROPERTY HISTORY: Existing improvements on the property consists of single-family homes and various accessory structures. The homes were constructed outside the City of Columbia in 1980s and 90s. The City annexed the neighborhood in the early 2000s.
CONFORMITY to the ZONING ORDINANCE: As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. “Sketch Development Plan”). In this case the applicants do not intend to develop the properties and simply provided a cadastral map depicting the current lot configuration. The lots at 104, 108, and 112 Saxon Court are partially in the City and partially in unincorporated Maury County. The street frontages and existing principal structures are located inside Columbia. For those properties, the rezoning would only impact the portions located inside the corporate limits of Columbia. Zoning Ordinance Referenced: Proposed CD-3L Character District (Table 4.3.1-C, p. 56-65) Both the current and requested zoning designations are residential in character. The Zoning Ordinance permits two dwelling unit per acre in CD-3L and four dwelling units per acre in CD-3. The minimum lot width for a “front-loaded” single family home is 100 feet in a CD-3L and 65-feet in a CD-3. House (i.e. detached single family homes) is the only permitted structure type in CD-3L. The CD-3 permits the duplex (i.e. two-family homes) structure type on lots with at least 100 feet of frontage under limited circumstances. The Ordinance describes the CD-3L Neighborhood District as a low density single-family detached residential area in which houses form the predominant building type. Lots and building sites are large with medium to deep setbacks. Thoroughfares form medium to large-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum density of two dwelling units per acre. CD-3L is an appropriate implementing district for the Suburban Neighborhood future land use classification. Lot/Building Site Width (Table 4.3.1-C, p. 57) • Minimum lot width of 100 • No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation • Up to ≤ 20% of the lots may enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68) • 30’ min front setback • 12’ ft min side setback • 30’ min rear setback (measured from the rear property line or centerline of rear alley as applicable)	

Staff Comment:

The request to rezone all lots in an existing built-out subdivision is unusual. The change in entitlements is unlikely to change the physical character of the neighborhood. The existing homes and lots generally conform to the CD-3L standards, although cul-de-sac lots on Saxon Court have less than 100 feet of frontage. Although it is unlikely, some lots in the neighborhood could accommodate duplexes under the current CD-3 zoning. Changing the zoning to CD-3L would eliminate this option, effectively “downzoning” the properties by reducing the maximum permissible intensity of development.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff’s review of Section 8.5.19.H.4 in relation to this request finds the following:

- a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject properties have a future land use classification of Suburban Neighborhood (Connect Columbia Map 4). Both the current and proposed character districts are consistent with the Suburban Corridor future land use classification (Connect Columbia p.22; Table 3.7.1 p.36 of Zoning Ordinance).

Most of the subject properties are not located in an Area of Change; some of the lots in the northern portion of the subdivision are located within an Area of Change (Connect Columbia Map 3). The partial inclusion of the neighborhood in an Area of Change appears to be an error. The Area of Change map appears to indicate that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect Columbia. However, the plan advises a “pause” and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

- b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not

contravened];¹

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The requested rezoning will potentially reduce the beneficial use of property by eliminating the option to construct duplexes on some lots (§ 1.5.1.P p. 7). However, the predominate and actual use of the properties for single family homes will not change.

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

- c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

- d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will not confer material benefits to the owners. Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

- e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;²

The proposed change to the zoning map does not have a material impact on the city as a whole or the subject properties, except that that maximum potential development of the neighborhood would be reduced by a few units. The unanimity of the residents in making this request indicates that the change (elimination of potential duplex units) is the desire of the Carriage Hills residents.

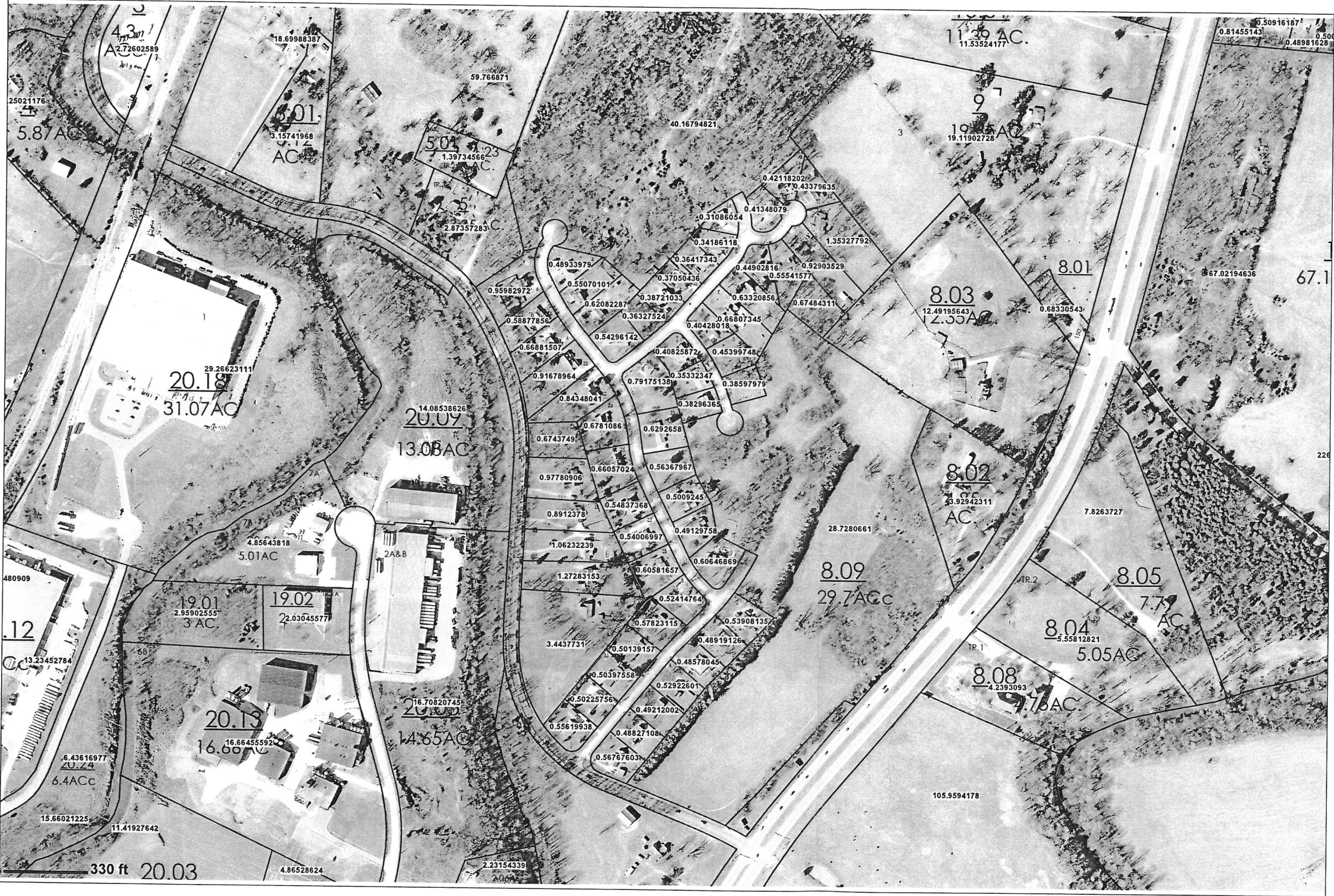
- f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read “the legal purposes for which zoning exists are not contravened.”

² The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

drainage facilities are available.

The Carriage Hills neighborhood is already established. Residents benefit from established urban services except that most properties in the subdivision are served by private septic systems and do utilize sanitary sewer. The proposed rezoning would reduce rather than increase the potential number of households on the subject properties. In practically terms the total number of dwelling units will not change. Technical comments from public service providers generally indicate that services remain in place. However, Maury County Schools, did submit comments on the proposed rezoning indicating that the high school which serves families in Carriage Hills is currently operating above capacity.



- LABELS
LEADERLINES
TEXT_PARCEL
PARCELS
2020_ORTHO (Image)



MAURY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

