

RESOLUTION 18-23

**A RESOLUTION TO AUTHORIZE FUNDING FOR A RIGHT-OF-WAY
PURCHASE TO INSTALL A TURN LANE ON MAIN STREET**

WHEREAS, the City of Spring Hill desires to purchase a portion of right-of-way to install a northbound right turn lane on Main Street opposite Wilkes Lane in an effort to alleviate traffic congestion; and

WHEREAS, the purchase price of \$64,400.00 has been proposed to the owner of said right-of-way, given a recent appraisal of the property; and

WHEREAS, the City's Board of Mayor and Aldermen have budgeted for this improvement in the FY 2018 budget.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes funding in the amount of \$64,400.00 for a right-of-way purchase to install a northbound right turn lane on Main Street opposite Wilkes Lane.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 19th day of March, 2018.



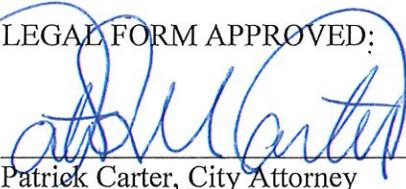
Rick Graham, Mayor

ATTEST:

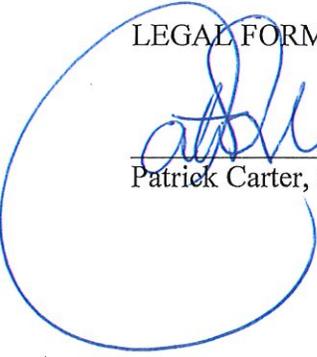


April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney





Sallie Lupescu, Senior Counsel
McDonald's Corporation
One McDonald's Plaza
Oak Brook, Illinois 60523
Direct Dial Number (224) 725-9169
Fax Number (630) 623-5657
Email: Sallie.Lupescu@us.mcd.com

February 28, 2018

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Missy Stahl
Project Manager for City of Spring Hill
P.O. Box 789
Spring Hill, Tennessee 37174

Re: Spring Hill, TN
L/C: 041-0745

Dear Ms. Stahl:

Enclosed, please find the original executed special warranty deed in connection with the above-referenced location. Please contact me with any questions. Thank you.

Very truly yours,

McDonald's Corporation

A handwritten signature in cursive script that reads "Sallie Lupescu".

Sallie Lupescu
Senior Counsel

This instrument prepared by Patrick M. Carter, Attorney, 809 South Main Street, Suite 100, Columbia, Tennessee 38401.

Portion of Map 153 Parcel 031.03

SPECIAL WARRANTY DEED

For and in consideration of Sixty-Four Thousand Four Hundred Dollars (\$64,400.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ARCHLAND PROPERTY I, LLC, a Delaware limited liability company (hereinafter called "Grantor"), does hereby grant, transfer and convey to the CITY OF SPRING HILL, TENNESSEE, (hereinafter called "Grantee"), its successors and assigns, in fee simple, the following described real estate:

A portion of a parcel of land recorded as Campbell Station Commercial, Section 2, Plat Book 32, Page 72 in the Register's Office of Williamson County, Tennessee ("R.O.W.C.T."). The additional right-of-way shall be for the purpose of widening Main Street (US Hwy 31/S.R.6). The strip of land is depicted in the attached Exhibit "A" Right-of-Way Acquisition and more particularly described as follows:

A fourteen (14)-foot strip of land along the western property line of said parcel also being the eastern right-of-way line for Main Street (US Hwy 31/S.R.6). The strip of land shall begin at the southern property line of said parcel, also being the northern property line of Lot 2, Campbell Station Commons, Plat Book 32, Page 129 in the R.O.W.C.T. and extending in a northerly direction to the northern property line of said parcel, also being the southern right-of-way line of Wilkes Lane.

Containing 3,218.4 S.F., more or less.

Being a portion of the property acquired by the undersigned by deed of record appearing in Deed Book 3318, Page 196, R.O.W.C.T., to which reference is here made.

THIS DEED WAS PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON 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 NOR HAS 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.

TO HAVE AND TO HOLD said above-described real estate unto the said City of Spring Hill, Tennessee, its successors and/or assigns, in fee simple forever. Grantor warrants that it has a

right to convey said property and that it will warrant the title to the aforesaid real property against the lawful claims of all persons claiming under it, but not further or otherwise.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2018 will be prorated and thereafter assumed by the Grantee.

Dated: This the 22nd day of February, 2018.

ARCHLAND PROPERTY I, LLC

By: David M. Ledy
Vice President
Its: _____

STATE OF New York
COUNTY OF New York

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared David M. Ledy with whom I am personally acquainted, and who, upon oath acknowledged him/herself to be the Vice President of ARCHLAND PROPERTY I, LLC, a Delaware limited liability company, the within named bargainer, and as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein expressed and contained by signing the name of the limited liability company by _____.

Witness my hand and seal at office in NY, NY,
this the 22 day of February, 2018.

Laura Anne Chabza
NOTARY PUBLIC

My Commission Expires: 7-20-2019

LAURA ANNE CHABZA
Notary Public, State of New York
Registration #01CH6327904
Qualified In New York County
Commission Expires July 20, 2019

OATH

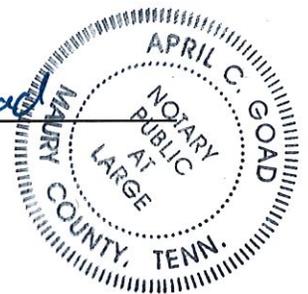
Patrick M. Carter, Spring Hill City Attorney, being duly sworn, deposes and says, under penalties of perjury, that the consideration or value, whichever is greater, for transfer of the property described herein is \$64,400.00.

Patrick M. Carter
PATRICK M. CARTER

Sworn to and subscribed before me, this the 19th day of February, 2018.

April C. Goad
NOTARY PUBLIC

My Commission Expires: 6-28-2020



ROW LEGAL DESCRIPTION & EXHIBIT A

