

**RESOLUTION 17-52 A**

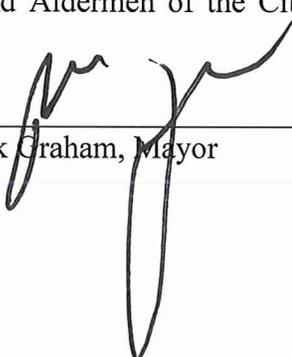
**A RESOLUTION TO AUTHORIZE THE MAYOR TO ACCEPT THE DONATION  
OF A 10.75-ACRE TRACT TO THE CITY OF SPRING HILL  
FROM REVERE AT SPRING HILL, LLC**

**WHEREAS**, the City of Spring Hill (the "City") desires to accept a donation of the real property designated as Lot 2 on the Final Plat/Lot Split by Allen B. O'Leary with WES Engineers & Surveyors dated April 3, 2017, from Revere at Spring Hill, LLC ("Revere") an Ohio limited liability company, consisting of 10.75 acres (see legal description attached as Exhibit A); and

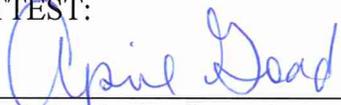
**WHEREAS**, the public good demands the City's acceptance of the subject property upon the donation from Revere to the City.

**NOW, THEREFORE, BE IT RESOLVED**, that the City authorizes the Mayor to accept the donation of the above-described property from Revere and to execute any and all documents to consummate said donation.

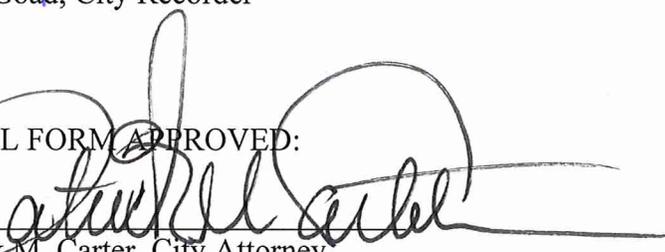
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15<sup>th</sup> day of May, 2017.

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick M. Carter, City Attorney

Plu Tony Stevenson

This Instrument Prepared By:  
John A. Gupton III  
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
Baker Donelson Center, Suite 800  
211 Commerce Street  
Nashville, Tennessee 37201

TRANSFERRED

JUL 25 2017

BOBBY C. DANIELS  
ASSESSOR OF PROPERTY

**QUITCLAIM DEED**

<i>Address New Owner as Follows:</i>	<i>Send Tax Bills To</i>
The City of Spring Hill 199 Town Center Parkway P.O. Box 789 Spring Hill, TN 37174	New Owner
Map & Parcel No.: 044-009.30	

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Revere at Spring Hill, LLC (formerly Heritage at Spring Hill, LLC), an Ohio limited liability company ("Grantor"), does hereby quitclaim and convey unto the City of Spring Hill, Tennessee ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is unimproved property located at Rice Road and Derryberry Lane, Spring Hill, Maury County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of July, 2017.

Revere at Spring Hill, LLC,  
an Ohio limited liability company

By: Harley I. Gross  
Harley I. Gross, Senior Vice  
President

**BK/PG: R2445/162-166**  
**17010996**



5 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 188957 07/24/2017 - 12:09 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
REGISTER OF DEEDS

STATE OF OHIO )

COUNTY OF Cuyahoga )

Personally appeared before me, Debra M. Baran, a Notary Public in and for said County and State, Harley I. Gross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Revere at Spring Hill, LLC, an Ohio limited liability company, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 6th day of July, 2017.

Debra M. Baran  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_



DEBRA M. BARAN  
Notary Public, State of Ohio  
My Commission Expires  
July 20, 2017

**Exhibit A**

Lot 2 containing approximately 10.75 acres as shown on the Final Plat Revere at Spring Hill of record in Plat Book P21, Page 214, Register's Office for Maury County, Tennessee.

Ⓐ ref P/O R2301 pg 346



Name(s) shown on your income tax return **REVERE AT SPRING HILL, LLC** Identifying number **47-1063033**

**Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities)**—Complete this section for one item (or one group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions of publicly traded securities reported in Section A). Provide a separate form for each property donated unless it is part of a group of similar items. An appraisal is generally required for property listed in Section B. See instructions.

**Part I Information on Donated Property**—To be completed by the taxpayer and/or the appraiser.

4 Check the box that describes the type of property donated:

- a  Art \*(contribution of \$20,000 or more)
- b  Qualified Conservation Contribution
- c  Equipment
- d  Art \*(contribution of less than \$20,000)
- e  Other Real Estate
- f  Securities
- g  Collectibles\*\*
- h  Intellectual Property
- i  Vehicles
- j  Other

\*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

\*\*Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note. In certain cases, you must attach a qualified appraisal of the property. See instructions.

5	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If tangible property was donated, give a brief summary of the overall physical condition of the property at the time of the gift	(c) Appraised fair market value
A	PARCEL 044-009.30 IN SPRING HILL, TN	EXCELLENT	1,420,000
B			
C			
D			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	See instructions	
					(h) Amount claimed as a deduction	(i) Date of contribution
A	04/07/14	PURCHASE	145,021			
B						
C						
D						

**Part II Taxpayer (Donor) Statement**—List each item included in Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item).

Enter identifying letter from Part I and describe the specific item. See instructions. ▶ **A PARCEL 044-009.30 IN SPRING HILL, TN**

Signature of taxpayer (donor) ▶ \_\_\_\_\_ Date ▶ \_\_\_\_\_

**Part III Declaration of Appraiser**

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that I may be subject to a penalty under section 6695A if I know, or reasonably should know, that my appraisal is to be used in connection with a return or claim for refund and a substantial or gross valuation misstatement results from my appraisal. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.

Sign Here Signature ▶ *[Signature]* Title ▶ *Pres.* Date ▶ *9/19/17*

Business address (including room or suite no.) **5556 FRANKLIN PIKE #100** Identifying number **62-1477950**

City or town, state, and ZIP code **NASHVILLE TN 37220**

**Part IV Donee Acknowledgment**—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ▶ **07/20/17**

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file Form 8282, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ▶  Yes  No

Name of charitable organization (donee) **CITY OF SPRING HILL** Employer identification number **62-0692693**

Address (number, street, and room or suite no.) **199 TOWN CENTER PARKWAY P O BOX 789** City or town, state, and ZIP code **SPRING HILL TN 37174**

Authorized signature *James H. Smith* Title *Finance Director* Date *20 Sep 2017*