

**RESOLUTION 17-40**

**A RESOLUTION TO AUTHORIZE THE PURCHASE OF A STRIP OF LAND ON  
MAIN STREET TO WIDEN THE ROAD**

**WHEREAS**, the City of Spring Hill desires to purchase a strip of land that is a portion of a parcel of land recorded as Lot 4, Campbell Station Commercial, Section 2, Plat Book 35, Page 57 in the R.O.W.C.T. The property shall be used for the purpose of providing land for the construction and placement of turn lanes on Main Street (US Hwy 31/S.R.6); and

**WHEREAS**, the purchase price of \$65,000.00 has been proposed by the owners of the property; and

**WHEREAS**, the owners' desired purchase price is reasonable, given a recent appraisal of the property as well as current land sales; and

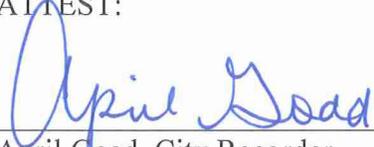
**WHEREAS**, the public good demands the City's acquisition of the subject property upon the reasonable terms suggested and demanded by the current property owners.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Spring Hill authorizes the purchase of the above-described property for \$65,000.00 from CI TN MAIN STREET OWNER, LLC, and EI TN MAIN STREET OWNER, LLC, both Delaware limited liability companies and authorizes the Mayor to executed any and all documents to consummate said purchase.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17<sup>th</sup> day of April, 2017.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

Pick Up

BK: 7056 PG: 923-930  
17015652

|                                       |        |
|---------------------------------------|--------|
| 8 PGS:AL-DEED                         |        |
| 486491                                |        |
| <b>04/21/2017 - 12:25 PM</b>          |        |
| BATCH                                 | 486491 |
| MORTGAGE TAX                          | 0.00   |
| TRANSFER TAX                          | 0.00   |
| RECORDING FEE                         | 40.00  |
| DP FEE                                | 2.00   |
| REGISTER'S FEE                        | 0.00   |
| TOTAL AMOUNT                          | 42.00  |
| STATE OF TENNESSEE, WILLIAMSON COUNTY |        |
| <b>SADIE WADE</b>                     |        |
| REGISTER OF DEEDS                     |        |

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

Portion of Map 153 Parcel 030.18

**SPECIAL WARRANTY DEED**

For and in consideration of Sixty-Five Thousand and 00/100 Dollars (\$65,000.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CITN MAIN STREET OWNER, LLC, and EITN MAIN STREET OWNER, LLC, both Delaware limited liability companies (hereinafter called "Grantors"), do 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 Lot 4, Campbell Station Commercial, Section 2, Plat Book 35, Page 57 in the 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 ten (10) 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 5, Campbell Station Commercial, Section 2, Plat Book 35, Page 57 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 Campbell Station Parkway.

Containing 2,491.06 S.F., more or less.

Being a portion of the property acquired by the undersigned by deed of record appearing in Deed Book 6526, Page 502, Register's Office Williamson County, Tennessee, 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. Grantors warrant that they have the right to convey said property and that they will warrant the title to the aforesaid real property against the lawful claims and demands of all claiming by, through and under Grantors, but no other.

**POSSESSION** passes upon recordation of this deed in the official records of Williamson County, Tennessee, and the **TAXES** for the year 2017 will be prorated and thereafter assumed by the Grantee.

(Signatures appear on the following pages)

IN WITNESS WHEREOF, the Grantors have caused this instrument to be duly executed and delivered this 01 day of April, 2017.

**GRANTOR:**

**CI TN MAIN STREET OWNER, LLC,**  
a Delaware limited liability company

By: [Signature]  
Printed Name: CHRIS IKONOMOPOULOS  
Its: SOLE OWNER

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 CHRIS IKONOMOPOULOS and who, upon oath acknowledged himself to be the SOLE OWNER of CI TN MAIN STREET OWNER, LLC, a Delaware limited liability company, and, being authorized so to do, executed the foregoing instrument for the purposes therein expressed and contained by signing the above instrument.

Witness my hand and seal at office in 36 SUTTON ST, NEW YORK, NY, this the 01 day of APRIL, 2017.

[Signature]  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

JONATHAN N. THALASINOS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02TH4894202  
Qualified in New York County  
My Commission Expires April 20, 2019

**GRANTOR:**

**EI TN MAIN STREET OWNER, LLC,**  
a Delaware limited liability company

By: *Evelyn K. Ironomopoulos*  
Printed Name: EVELYN K. IRONOMOPOULOS  
Its: Sole Owner

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 EVELYN K. IRONOMOPOULOS and who, upon oath acknowledged herself to be the Sole Owner of EI TN MAIN STREET OWNER, Delaware limited liability company, and, being authorized so to do, executed the foregoing instrument for the purposes therein expressed and contained by signing the above instrument.

Witness my hand and seal at office in 36 Sutton Pl S, New York, NY, this the 01<sup>st</sup> day of April, 2017.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

JONATHAN N. THALASINOS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02TH4894202  
Qualified in New York County  
My Commission Expires April 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 \$ 65,000.00

*[Handwritten signature of Patrick M. Carter]*  
\_\_\_\_\_  
PATRICK M. CARTER

Sworn to and subscribed before me, this the 21<sup>st</sup> day of April, 2017.

*[Handwritten signature of Billie Gaye Haywood]*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 11/21/2017



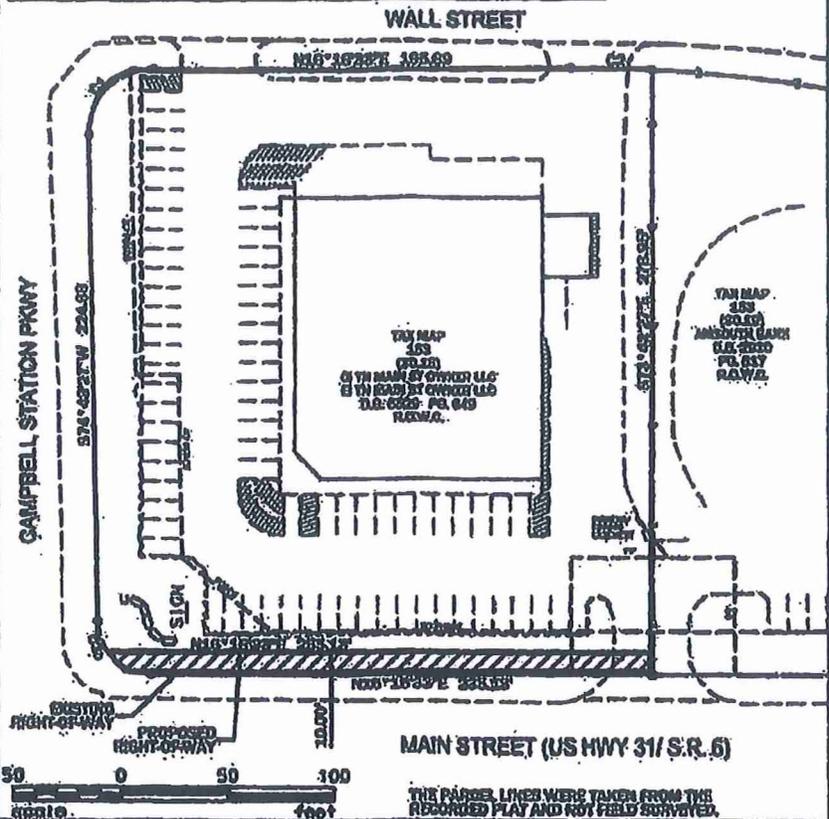
Address of New Owner +  
for tax bills (exempt):

City of Spring Hill  
P.O. 789  
Spring Hill TN 37174

**Exhibit A**  
**Right of Way Depiction**

# ROW EXHIBIT & LEGAL DESCRIPTION

| CURVE | DELTA     | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|-----------|---------|------------|--------------|---------------|
| C1    | 84°00'00" | 30.00'  | 47.85'     | 48.80'       | N28°49'21"W   |
| C2    | 03°08'28" | 700.00' | 39.28'     | 38.37'       | N17°50'47"E   |
| C3    | 88°00'00" | 28.00'  | 38.88'     | 35.05'       | S60°48'38"W   |



PROPERTY OWNERS: CI TN MAIN ST OWNER LLC & BI TN MAIN ST OWNER LLC  
 COUNTY: WILLIAMSON DEED BOOK: 6528 PAGE: 848  
 AREA: 2,491.98 S.F. PARCEL LOT 4 CAMPBELL STATION COMM. SEC. 8 PLAT BOOK: 35 PAGE: 57

**DEMREY DILLING & ASSOCIATES, P.C.**  
 Engineering Consultants  
 202 Woodwood Drive  
 Gretna, Tennessee 37057  
 Ph: (615) 259-5200

**EXHIBIT "A"**  
**RIGHT-OF-WAY ACQUISITION**

## ROW EXHIBIT & LEGAL DESCRIPTION

### RIGHT-OF-WAY ACQUISITION DESCRIPTION

The City of Spring Hill proposes to acquire a strip of land owned by CI TN Main St Owner LLC and EI TN Main St Owner LLC as evidenced in Deed Book 6529, Page 649, Register's Office of Williamson County Tennessee. Said parcel of land is recorded as Lot 4, Campbell Station Commercial, Section 2, Plat Book 35, Page 57 in the R.O.W.C.. 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 ten (10) 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 5, Campbell Station Commercial, Section 2, Plat Book 35, Page 57 in the R.O.W.C., and extend in northerly direction to the northern property line of said parcel also being the southern right-of-way line of Campbell Station Parkway.

SADIE WADE

Register of Deeds  
Williamson County, TN

Payment Receipt  
Batch# 486491

04/21/2017

RCVD OF: CITY OF SPRING HILL

When Revenue Is Paid By Check,  
Receipt Is Not Valid Until Check Is  
Paid By Bank

Check(s) 42.00

Inst # 17015652 12:25 PM

DEED

Book: 7056 Page: 923

Recording Fee 40.00

DP Fee 2.00

Document Total: \$42.00

Batch Total: 42.00

CITY OF SPRING HILL  
GENERAL ACCOUNT

P. O. BOX 789  
SPRING HILL, TN 37174

2105

87-811/641

DATE 4-18-17

CHECK ARMOR

PAY TO THE ORDER OF Federman Steifman LLP - Escrow \$ 65,000.00

Sixty five thousand +<sup>00</sup>/100'S

DOLLARS  Security Features Detail on Back

**FIRST FARMERS**  
Member FDIC

FOR Land purchase  
per Res. 17-40

James H. Smith  
April Deed MP

⑈002105⑈ ⑆064108113⑆

80 87164⑈

**RESOLUTION 17-40**

**A RESOLUTION TO AUTHORIZE THE PURCHASE OF A STRIP OF LAND ON  
MAIN STREET TO WIDEN THE ROAD**

**WHEREAS**, the City of Spring Hill desires to purchase a strip of land that is a portion of a parcel of land recorded as Lot 4, Campbell Station Commercial, Section 2, Plat Book 35, Page 57 in the R.O.W.C.T. The property shall be used for the purpose of providing land for the construction and placement of turn lanes on Main Street (US Hwy 31/S.R.6); and

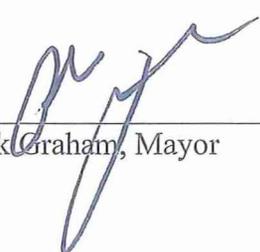
**WHEREAS**, the purchase price of \$65,000.00 has been proposed by the owners of the property; and

**WHEREAS**, the owners' desired purchase price is reasonable, given a recent appraisal of the property as well as current land sales; and

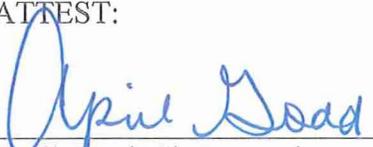
**WHEREAS**, the public good demands the City's acquisition of the subject property upon the reasonable terms suggested and demanded by the current property owners.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Spring Hill authorizes the purchase of the above-described property for \$65,000.00 from CI TN MAIN STREET OWNER, LLC, and EI TN MAIN STREET OWNER, LLC, both Delaware limited liability companies and authorizes the Mayor to executed any and all documents to consummate said purchase.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17<sup>th</sup> day of April, 2017.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

## April Goad

---

**From:** Jean Emery <jemery@federmansteifman.com>  
**Sent:** Tuesday, April 18, 2017 9:51 AM  
**To:** 'Patrick Carter'  
**Cc:** April Goad; Billie Gaye Haywood; Michael Federman; Mitchell Z. Markowitz  
**Subject:** RE: Takings - Walgreen's, Spring Hill, TN - Valuation

Excellent.

Please prepare the check for Federman Steifman LLP as escrowee. We will deposit in our trust account for benefit of the client and distribute from there to the two entities.

When do you expect the check to be ready to send? I will have the original signed Deed sent overnight via Fed Ex when the check is ready. Should we send the Deed directly to you at your address?

Jean

**Jean M. Emery**  
**Tele:** 212.994.9963 Ext. 379  
**Direct:** 646.862.6379  
**Fax:** 212.685.5199  
[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)  
[www.federmansteifman.com](http://www.federmansteifman.com)

**Federman Steifman LLP**  
**The News Building**  
**220 East Forty Second Street**  
**Twenty Ninth Floor**  
**New York, New York 10017**

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**From:** Patrick Carter [mailto:pcarter@mtlawgroup.net]  
**Sent:** Tuesday, April 18, 2017 7:06 AM  
**To:** Jean Emery; agoad@springhilltn.org; Billie Gaye Haywood  
**Subject:** Re: Takings - Walgreen's, Spring Hill, TN - Valuation

Thank you Jean. Approved last night. As soon as you tell me how to make the check we will overnight to the address you indicate. Best, Patrick

Sent from my iPhone

On Apr 18, 2017, at 8:42 AM, Jean Emery <[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)> wrote:

Let me check with the thclient. I'll get back to you.

Jean

**Jean M. Emery**  
**Tele:** 212.994.9963 Ext. 379  
**Direct:** 646.862.6379

Fax: 212.685.5199  
[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)  
[www.federmansteifman.com](http://www.federmansteifman.com)

Federman Steifman LLP  
The News Building  
220 East Forty Second Street  
Twenty Ninth Floor  
New York, New York 10017

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**From:** Patrick Carter [<mailto:pcarter@mtlawgroup.net>]  
**Sent:** Monday, April 17, 2017 6:21 PM  
**To:** Jean Emery  
**Subject:** Re: Takings - Walgreen's, Spring Hill, TN - Valuation

Jean-how should the check be made? Patrick

Sent from my iPhone

On Mar 24, 2017, at 8:59 AM, Jean Emery <[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)> wrote:

Oh yes. I missed that.

Here is a corrected version.

Jean

Jean M. Emery  
Tele: 212.994.9963 Ext. 379  
Direct: 646.862.6379  
Fax: 212.685.5199  
[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)  
[www.federmansteifman.com](http://www.federmansteifman.com)

Federman Steifman LLP  
The News Building  
220 East Forty Second Street  
Twenty Ninth Floor  
New York, New York 10017

---

**From:** Victor Lay [<mailto:vlay@springhilltn.org>]  
**Sent:** Friday, March 24, 2017 6:29 AM  
**To:** Jean Emery; 'Patrick Carter'  
**Cc:** Billie Gaye Haywood; Missy Stahl  
**Subject:** RE: Takings - Walgreen's, Spring Hill, TN - Valuation

Patrick,

Does the last section under "The Oath" need modified from \$57,300 to \$65K ?

Victor H. Lay, P.E.  
199 Town Center Parkway  
P.O. Box 789

Spring Hill, Tennessee 37174  
Office (931) 486-2252 ext 215  
Fax (931) 486-0516

**From:** Jean Emery [<mailto:jemery@federmansteifman.com>]  
**Sent:** Thursday, March 23, 2017 3:45 PM  
**To:** 'Patrick Carter' <[pcarter@mtlawgroup.net](mailto:pcarter@mtlawgroup.net)>  
**Cc:** Billie Gaye Haywood <[bghaywood@mtlawgroup.net](mailto:bghaywood@mtlawgroup.net)>; Victor Lay <[vlay@springhilltn.org](mailto:vlay@springhilltn.org)>; Missy Stahl <[mstahl@springhilltn.org](mailto:mstahl@springhilltn.org)>  
**Subject:** RE: Takings - Walgreen's, Spring Hill, TN - Valuation

Patrick,

Attached is a revised Special Warranty Deed based on the form that you had provided earlier.

I have a question about the language in the last paragraph about possession occurring upon the recording of the deed. Often, in situations like these, it takes awhile before the deed gets recorded and parties forget to forward a copy of the recorded document. I'd like to see if we can nail down a more definitive transfer of title as far as the parties knowing exactly when that occurs. And there is the chicken-or-egg matter of exchanging an executed deed for the delivery of consideration. Please let me know your recommendations on how to best facilitate this.

Thank you,

Jean

**Jean M. Emery**  
**Tele:** 212.994.9963 Ext. 379  
**Direct:** 646.862.6379  
**Fax:** 212.685.5199  
[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)  
[www.federmansteifman.com](http://www.federmansteifman.com)

**Federman Steifman LLP**  
**The News Building**  
**220 East Forty Second Street**  
**Twenty Ninth Floor**  
**New York, New York 10017**

---

**From:** Patrick Carter [<mailto:pcarter@mtlawgroup.net>]  
**Sent:** Tuesday, March 21, 2017 8:18 AM  
**To:** Jean Emery  
**Cc:** Billie Gaye Haywood; Victor Lay; Missy Stahl  
**Subject:** RE: Takings - Walgreen's, Spring Hill, TN - Valuation

Jean-

We have a deal at \$65k contingent on formal BOMA approval. Please send me the documents revised as you suggest and require. I will prepare a simple Resolution for the BOMA to vote upon-work session is scheduled for April 3<sup>rd</sup> with the formal vote following April 17<sup>th</sup>. Only one vote is required for a Resolution. I'd like to have the

finalized documents to attach to the Resolution prior to the end of this month. I'm confident of passage.

Thank you Jean, Patrick

Patrick M. Carter

WOLAVER, CARTER & HEFFINGTON

809 South Main Street, Suite 100

Columbia, TN 38401

☎ Phone: (931) 548-0818

☎ Fax: (931) 388-6717

[pcarter@mtlawgroup.net](mailto:pcarter@mtlawgroup.net)

---

**From:** Jean Emery [<mailto:jemery@federmansteifman.com>]

**Sent:** Monday, March 20, 2017 11:27 AM

**To:** Patrick Carter <[pcarter@mtlawgroup.net](mailto:pcarter@mtlawgroup.net)>

**Cc:** Michael Federman <[MFederman@federmansteifman.com](mailto:MFederman@federmansteifman.com)>; Billie Gaye Haywood <[bghaywood@mtlawgroup.net](mailto:bghaywood@mtlawgroup.net)>

**Subject:** RE: Takings - Walgreen's, Spring Hill, TN - Valuation

Patrick,

Per our phone conversation just now, our client is open to accepting the City's offer of compensation so long as their fees and costs in connection with this matter are also covered. Our client calculates that \$65,000 would be acceptable total compensation in exchange for voluntarily deeding the delineated takings area to the City.

I understand that the City will be holding a work session this evening and you will bring this proposal to the City's attention at that time.

Thank you for your assistance.

Jean

**Jean M. Emery**

**Tele:** 212.994.9963 Ext. 379

**Direct:** 646.862.6379

**Fax:** 212.685.5199

[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)

[www.federmansteifman.com](http://www.federmansteifman.com)

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**The News Building**

**220 East Forty Second Street**

**Twenty Ninth Floor**

**New York, New York 10017**

---

**From:** Patrick Carter [<mailto:pcarter@mtlawgroup.net>]

**Sent:** Tuesday, February 28, 2017 2:46 PM

**To:** Jean Emery

**Cc:** Billie Gaye Haywood

**Subject:** RE: Deed - Walgreen's Taking, Spring Hill, TN

Patrick,

A couple of follow-up questions before I talk to our client:

1. General v. special warranty – I cannot recommend giving a general title warranty. Will your client accept a special warranty, replacing the last sentence of the second to last paragraph of the deed to something like this: “Grantors warrant that they have a right to convey said property and that they will warrant the title to the aforesaid real property as to acts of Grantors, but not further or otherwise.”

SPECIAL WARRANTY DEED IS ACCEPTABLE. PROPOSED LANGUAGE IS ACCEPTABLE.

2. The last paragraph of the deed provides that possession passes with delivery of the deed. I am not comfortable with this in that without an escrow, Owner will be (a) transferring title on the assurance that at some future date City will provide the consideration, and (b) nothing requires this deed to be recorded. I would request that possession occurs upon recording and we work out in advance the process of how this transfer of title will occur without benefit of an escrow, e.g. recordation of the deed.

I AGREE. I PROPOSE WE HOLD OFF ADDRESSING THESE ITEMS SPECIFICALLY UNTIL WE HAVE AN AGREEMENT IN PRINCIPLE WITH REGARDS TO CONSIDERATION. I DO NOT SEE ANY ISSUE WITH WHAT YOU PROPOSE WITH REGARDS TO POSSESSION UPON RECORDING AND THAT WE WORK OUT IN ADVANCE THE PROCESS OF TRANSFER OF TITLE.

3. Acceptance by City – Given constraints on public entities acquiring property, I typically like to see some form of acknowledgment or acceptance by a representative of the governmental authority regarding the receipt of title. There is no such documentation in this deed. Since we also do not have a written agreement regarding the taking, how can we best document that Owner and City are in mutual agreement regarding this conveyance?

THE CITY WILL NEED TO PASS A RESOLUTION APPROVING THE PURCHASE. I AM OPEN TO FURTHER NOTATING THE DEED TO REFERENCE THE RESOLUTION APPROVING THE PURCHASE.

IF YOU CAN TELL ME THE CONSIDERATION THE CITY HAS OFFERED WILL GET THE DEAL DONE (OR IF NOT SOME OTHER AMOUNT THAT WOULD BE ACCEPTABLE) I THINK THE OTHER ISSUES YOU MENTION WILL BE EASY TO RESOLVE.

Best,  
Patrick

I would like us to reach consensus before presenting the documentation to our client.

Thank you,

Jean

Jean M. Emery  
Tele: 212.994.9963 Ext 379  
Direct: 646.862.6379  
Fax: 212.685.5199  
[jemery@federmansteifman.com](mailto:jemery@federmansteifman.com)  
[www.federmansteifman.com](http://www.federmansteifman.com)

Federman Steifman LLP  
The News Building  
220 East Forty Second Street  
Twenty Ninth Floor  
New York, New York 10017

---

**From:** Patrick Carter [<mailto:pcarter@mtlawgroup.net>]  
**Sent:** Friday, February 24, 2017 3:35 PM  
**To:** Jean Emery  
**Subject:** FW: Deed

Jean-

Attached is the deed the City would request your client to execute should we be able to make an agreement on the consideration.

Best,

Patrick

Patrick M. Carter  
WOLAVER, CARTER & HEFFINGTON  
809 South Main Street, Suite 100  
Columbia, TN 38401  
☎ Phone: (931) 548-0818  
☎ Fax: (931) 388-6717  
[pcarter@mtlawgroup.net](mailto:pcarter@mtlawgroup.net)

---

**From:** Billie Gaye Haywood  
**Sent:** Friday, February 24, 2017 3:17 PM  
**To:** Patrick Carter <[pcarter@mtlawgroup.net](mailto:pcarter@mtlawgroup.net)>  
**Subject:** Deed

*Billie Gaye Haywood*  
Paralegal for Patrick M. Carter  
WOLAVER, CARTER & HEFFINGTON  
809 South Main Street, Suite 100  
Columbia, TN 38401  
☎ Phone: (931) 548-0818  
☎ Fax: (931) 388-6717  
[bghaywood@mtlawgroup.net](mailto:bghaywood@mtlawgroup.net)

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**Please consider the environment before printing this email.**

<Walgreens - Spring Hill, TN - Special Warranty Deed Takings CoSH  
(00036854-2xB362A).doc>



Spring Hill, TN

# Payable Register

## Payable Detail by Vendor Name

Packet: APPKT03555 - Federman Steifman LLP Escrow

| Payable #   | Payable Type               | Post Date | Item Date | Due Date  | Discount Date | Amount    | Tax  | Shipping | Discount | Total                          |
|---|----------------------------|-----------|-----------|-----------|---------------|-----------|------|----------|----------|--------------------------------|
| Payable Description   | Bank Code                  |           |           |           |               |           |      |          |          |                                |
| <b>Vendor: <a href="#">06714 - Federman Steifman LLP Escrow</a></b> |                            |           |           |           |               |           |      |          |          | <b>Vendor Total: 65,000.00</b> |
| <a href="#">INV0025304</a>  | Invoice                    | 4/21/2017 | 4/21/2017 | 4/21/2017 | 4/21/2017     | 65,000.00 | 0.00 | 0.00     | 0.00     | 65,000.00                      |
| Federman Steifman LLP Escrow  | APBNK110 - General Account |           |           |           |               |           |      |          |          |                                |
|   |                            |           |           |           |               |           |      |          |          | <b>Payment Date: 4/18/2017</b> |
|   |                            |           |           |           |               |           |      |          |          | <b>Manual Check: 2105</b>      |

**Notes:** deed for land in front of Walgreens on Main Street  
Project Diablo

**Items**

| Item Description             | Commodity | Units | Price | Amount    | Tax  | Shipping | Discount | Total     |
|------------------------------|-----------|-------|-------|-----------|------|----------|----------|-----------|
| Federman Steifman LLP Escrow | NA        | 0.00  | 0.00  | 65,000.00 | 0.00 | 0.00     | 0.00     | 65,000.00 |

**Distributions**

| Account Number                | Account Name                       | Project Account Key | Amount    | Percent |
|-------------------------------|------------------------------------|---------------------|-----------|---------|
| <a href="#">110-43100-932</a> | Wilkes Lane RI/RO Intersection Imp |                     | 65,000.00 | 100.00% |

### Payable Summary

| Type    | Count               | Gross            | Tax         | Shipping    | Discount    | Total            | Manual Payment   | Balance     |
|---------|---------------------|------------------|-------------|-------------|-------------|------------------|------------------|-------------|
| Invoice | 1                   | 65,000.00        | 0.00        | 0.00        | 0.00        | 65,000.00        | 65,000.00        | 0.00        |
|         | <b>Grand Total:</b> | <b>65,000.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>65,000.00</b> | <b>65,000.00</b> | <b>0.00</b> |

### Account Summary

| <u>Account</u>                | <u>Name</u>                                | <u>Amount</u>    |
|-------------------------------|--|------------------|
| <a href="#">110-43100-932</a> | Wilkes Lane RI/RO Intersection Improvement | 65,000.00        |
|                               | <b>Total:</b>                              | <b>65,000.00</b> |

# INVOICE

City of Spring Hill  
P.O. Box 789  
199 Town Center Parkway  
Spring Hill, TN 37174

INVOICE # 2017-01  
DATE May 3, 2017

**TO**  
Crystal Uphoff  
Wal-Mart  
2001 Southeast 10<sup>th</sup> Street  
Bentonville, AR 72716-5570

**FOR** Bond No. 105830008 TR #8390

| Description   | Amount              |
|---|---------------------|
| Payment for installation of northbound right turn lane at the intersection of<br>Main Street and Campbell Station Parkway   | \$65,000.00         |
| Additional notes, applicable upon receipt of certified funds:   |                     |
| <ul style="list-style-type: none"><li>• The existing bond will be released.</li><li>• The City will construct the turn lane at full cost to the City with no additional obligation from Wal-Mart.</li></ul> |                     |
| <b>Total</b>  | <b>\$ 65,000.00</b> |

**Make all checks payable to City of Spring Hill and mail to ATTN: Missy Stahl**  
Payment is due upon receipt.  
If you have any questions concerning this invoice, contact Missy Stahl | 931-486-2252 ext 202 |  
mstahl@springhilltn.org.

IN PAYMENT  
OF INVOICES TO

WAL-MART STORES, INC.  
702 SW 8th Street  
Bentonville, Arkansas 72716

|            |              |
|------------|--------------|
| CHECK DATE | CHECK NUMBER |
| 05/17/17   | 9522999      |

PAGE#  
1/1

| INVOICE DATE                                       | INVOICE NUMBER | STORE NO. | DOCUMENT | TYPE | GROSS AMOUNT | DISCOUNTS | NET AMOUNT |           |
|--|----------------|-----------|----------|------|--------------|-----------|------------|-----------|
| 05/03/17   | 201701         | 05-09000  | 61928226 |      | 65,000.00    | 0.00      | 65,000.00  |           |
| 340356989/9999999989 Emergency Requests One Time V |                |           |          |      | TOTALS       | 65,000.00 | 0.00       | 65,000.00 |

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

WAL-MART STORES, INC.  
702 SW 8th Street  
Bentonville, Arkansas 72716



66-156  
531

|               |            |              |
|---------------|------------|--------------|
| VENDOR NUMBER | CHECK DATE | CHECK NUMBER |
| 340356989     | 05/17/17   | 9522999      |

PAY: SIXTY-FIVE THOUSAND DOLLARS AND NO CENTS

|                  |
|------------------|
| NET AMOUNT       |
| \$*****65,000.00 |

TO THE ORDER OF  
City of Spring Hill  
199 Town Center Parkway  
Spring Hill TN 37174

WAL-MART STORES, INC.

*M. Brett Biggs*

Executive VP, Chief Financial Officer

⑈9522999⑈ ⑆053101561⑆ 2079900136854⑈

IN PAYMENT  
OF INVOICES TO

WAL-MART STORES, INC.  
702 SW 8th Street  
Bentonville, Arkansas 72716

| CHECK DATE | CHECK NUMBER |
|------------|--------------|
| 05/17/17   | 9522999      |

PAGE#  
1/1

| INVOICE DATE                                       | INVOICE NUMBER | STORE NO. | DOCUMENT | TYPE | GROSS AMOUNT   | DISCOUNTS | NET AMOUNT |           |          |          |          |        |      |
|--|----------------|-----------|----------|------|--|-----------|------------|-----------|----------|----------|----------|--------|------|
| 05/03/17   | 201701         | 05-09000  | 61928226 |      | 65,000.00  | 0.00      | 65,000.00  |           |          |          |          |        |      |
|  |                |           |          |      | CITY OF SPRING HILL, TN<br>199 TOWN CENTER PKWY<br>SPRING HILL, TN 37174<br><hr/> DATE : 5/23/2017 10:13 AM<br>OPER : GENERIC<br>TKBY : MB<br>TERM : 1<br>REC# : R00318860<br><hr/> 34315-110 RECEIPTS FOR ROADS & SIDE65000.0<br>0<br>WALMART 65000.00<br>Paid By:WALMART<br>CK 65000.00 REF:9522999<br><hr/> <table style="width: 100%;"> <tr> <td style="text-align: right;">APPLIED</td> <td style="text-align: right;">65000.00</td> </tr> <tr> <td style="text-align: right;">TENDERED</td> <td style="text-align: right;">65000.00</td> </tr> <tr> <td style="text-align: right;">CHANGE</td> <td style="text-align: right;">0.00</td> </tr> </table> |           |            | APPLIED   | 65000.00 | TENDERED | 65000.00 | CHANGE | 0.00 |
| APPLIED  | 65000.00       |           |          |      |  |           |            |           |          |          |          |        |      |
| TENDERED   | 65000.00       |           |          |      |  |           |            |           |          |          |          |        |      |
| CHANGE   | 0.00           |           |          |      |  |           |            |           |          |          |          |        |      |
| 340356989/9999999989 Emergency Requests One Time V |                |           |          |      | TOTALS   | 65,000.00 | 0.00       | 65,000.00 |          |          |          |        |      |