



METROPOLITAN GOVERNMENT OF NASHVILLE

AND DAVIDSON COUNTY

Metro Office Building
800 President Ronald Reagan Way
P.O. Box 196300
Nashville, TN 37219-6300

August 2, 2023

To: Peggy Deaner Metro Water Services

**Re: STORMWATER REPETITIVE FLOOD DAMAGE HOME BUYOUT
Planning Commission Mandatory Referral 2023M-012PR-001
Council District #20 Mary Carolyn Roberts, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

A resolution to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 720 Hite Street for Metro Water Services.

The relevant Metro agencies (Metro Parks, Metro Public Works, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: none

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at delilah.rhodes@nashville.gov or 615-862-7208.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa Milligan'.

Lisa Milligan
Land Development Manager
Metro Planning Department
cc: Metro Clerk

**Re: STORMWATER REPETITIVE FLOOD DAMAGE HOME BUYOUT
Planning Commission Mandatory Referral # 2023M-012PR-001
Council District #20 Mary Carolyn Roberts, Council Member**

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**720 Hite Street
Nashville, TN 37209
Parcel #: 091 10 0 110.00**



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FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **720 Hite Street
Nashville, Tennessee**

Map No. **091-10-0**
Parcel Nos. **110.00**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the mutual benefits that will accrue by reason of the hereinafter described acquisition, we/I hereby grant and give to the Metropolitan Government of Nashville and Davidson County, Tennessee ("Metropolitan Government"), its agents or assigns, the right and option to purchase at any time within **90** days from the date hereof or within a reasonable period of time thereafter necessary to obtain the required documents to conclude the closing, upon the terms set forth, the fee simple interest in the herein described property located in Metropolitan Nashville and Davidson County, Tennessee:

Being Parcel 110.00, Davidson County Tax Map 091-10-0, containing 0.19 acres, more or less, and as more particularly described in Exhibit A attached hereto.

And Grantor(s) hereby agree(s) upon notice of the desire of the Metropolitan Government to exercise said right or option, within the time set out above (the Notice), to convey to said Metropolitan Government, its agents or assigns, by good and sufficient warranty deed, the stated interest in the described tract of land. In the event the Metropolitan Government does not give notice of exercise of this option within the time set out above, this instrument is to become null and void.


It is agreed that consideration paid to Grantor(s) by the Metropolitan Government will be applied consistent with applicable lien holders agreements, if applicable, unless waived by said lien holders. It is further agreed that when this option is executed, Grantor(s) shall give complete possession of above-described property by date of deed.

It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of Four Hundred Forty Thousand and No/100ths Dollars (\$440,000.00) upon execution of the aforesaid deed to the Metropolitan Government. Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above-described property.

It is agreed that within ten (**10**) days from this agreement, the Metropolitan Government will be granted access to the property at all times for the purpose of performing a Survey, Phase I Environmental Site Assessment, and any and all inspections deemed necessary.

The purchase of this property is contingent upon the approval of the Metropolitan Council.

IN WITNESS WHEREOF, we/I hereunto set our/my hand(s) and obligate ourselves/myself and our/my heirs, executors and assigns to faithfully perform this agreement, in its entirety, on this, the 9th day of June 2023.

Grantor(s) Signature(s) Required:


William Hyman

For the Metropolitan Government:

**Abraham Westcott, Director
Public Property Administration**

EXHIBIT A

Legal Description

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 117, on the plan of Section 2, Urbandale, as shown on plat of record in Plat Book 1835, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot No. 117 fronts 56.83 feet on the easterly side of Hite Street and extends back 126.3 feet on the northerly line and 128 feet on the southerly line, to a deadline, measuring 45 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, previously acquired according to Metropolitan Bill No. 68-593 and being part of parcels 82-82-56 and 411 of Map 91-10 to wit: Extending the Southeasterly line of Lot 117, Section 2 of Urbandale Subdivision from the deadline in the rear and presently owned by Grantees in a straight line across Richland Creek to intersect with the property line of land belonging to J. D. Kirby, et us.

Being the same property conveyed to William Carper, a single man by deed from Lori S. Meadows dated August 16, 2017, of record in Instr. No. 20170818-0085065, Register's Office for Davidson County, Tennessee. The Grantor is now married to Carly Carper 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, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property know as 720 Hite Street, Nashville, TN 37209.

Parcel Map Attached

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 091 10 0 110.00
Current Owner: HYMAN, WILLIAM J
Mailing Address: 720 HITE ST NASHVILLE, TN
37209
Zone: 3
Neighborhood: 1228

Location: 720 HITE ST
Land Area: 0.19 Acres
Most Recent Sale Date: 02/28/2019
Most Recent Sale Price: \$227,000
Deed Reference: 20190305-0019808
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: \$96,000
Improvement Value: \$153,600
Total Appraisal Value: \$249,600

Assessment Classification*: RES
Assessment Land: \$24,000
Assessment Improvement: \$38,400
Assessment Total: \$62,400

LEGAL DESCRIPTION

LOT 117 SEC 2 URBANDALE-ADDN TRACT IN REAR

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1952
Square Footage: 870

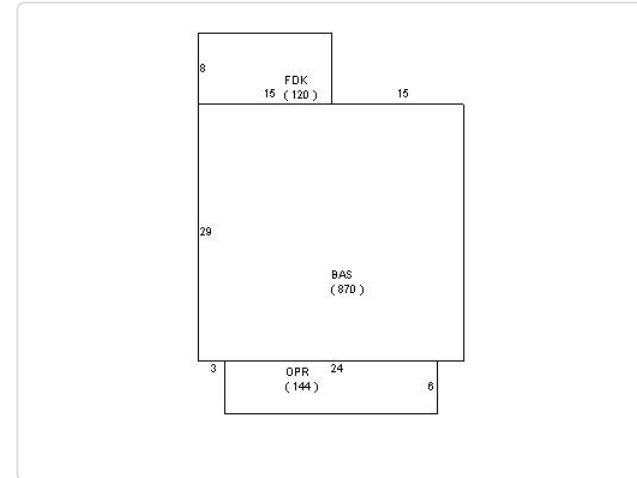
Rooms: 4
Beds: 2
Baths: 1
Half Bath: 1

Exterior Wall: FRAME
Frame Type: RESD
FRAME
Story Height: ONE STY

Number of Living Units: 1
Building Grade: C
Building Condition:
Average

Fixtures: 8

Foundation Type: CRAWL
Roof Cover: ASPHALT



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.