



**METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY**
Metro Office Building
800 President Ronald Reagan Way
P.O. Box 196300
Nashville, TN 37219-6300

June 7, 2023

To: Ronald Colter Metropolitan Government of Nashville

**Re: 7156 HIGHWAY 100 LAND DONATION
Planning Commission Mandatory Referral 2023M-008PR-001
Council District #34 Angie Henderson, 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:

An ordinance approving and authorizing the Director of Public Property Administration, to accept a donation of real property consisting of approximately 7.81 acres located at 7156 Highway 100 (Parcel No. 14300001500), to increase park land for Edwin Warner Park (Proposal No. 2023M-008PR-001).

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.

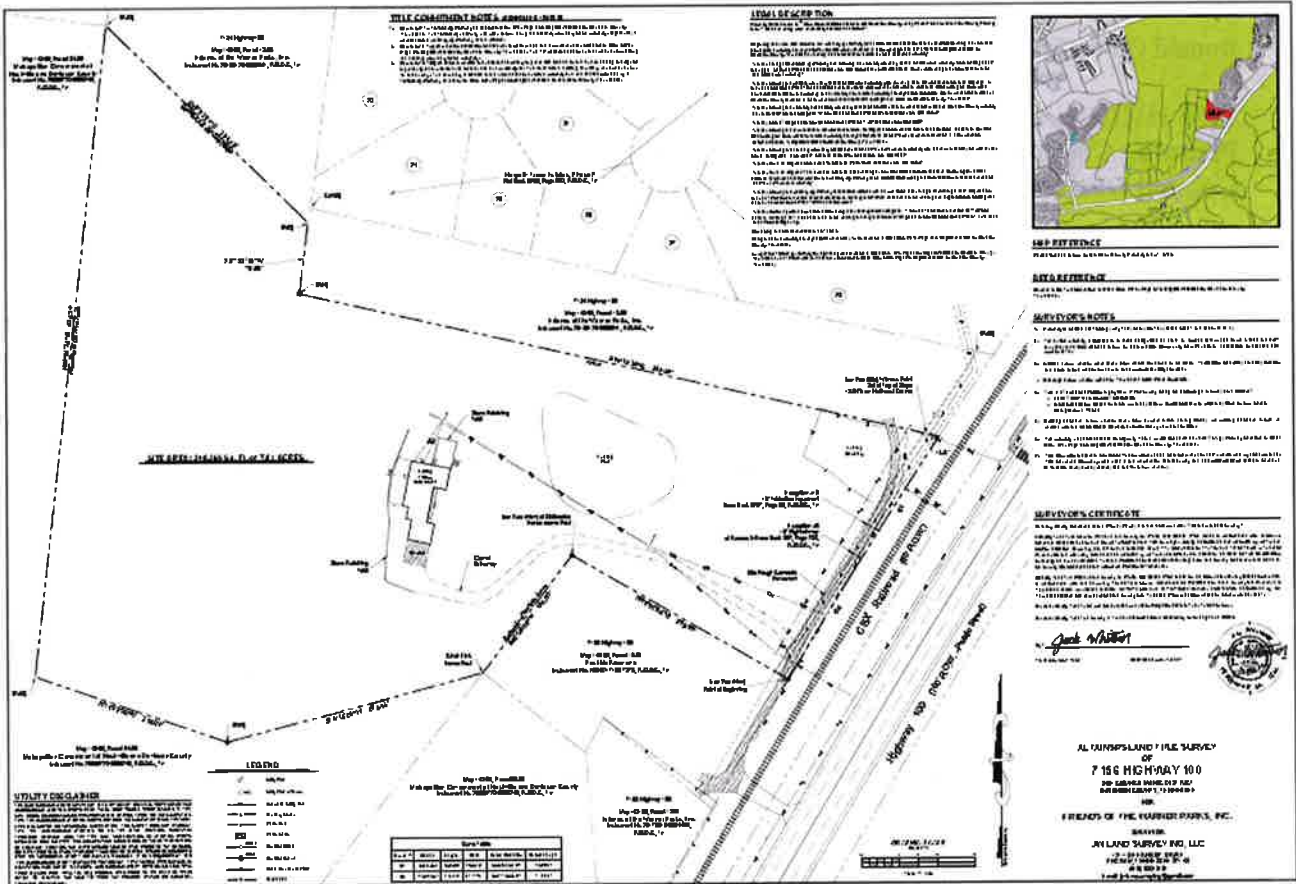
Sincerely,

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

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

Re: 7156 HIGHWAY 100 LAND DONATION
Planning Commission Mandatory Referral # 2023M-008PR-001
Council District #34 Angie Henderson, Council Member

An ordinance approving and authorizing the Director of Public Property Administration, to accept a donation of real property consisting of approximately 7.81 acres located at 7156 Highway 100 (Parcel No. 14300001500), to increase park land for Edwin Warner Park (Proposal No. 2023M-008PR-001).



METROPOLITAN BOARD OF PARKS AND RECREATION

**MINUTES OF BOARD MEETING
FEBRUARY 7, 2023**

A meeting of the Board of Parks and Recreation of the Metropolitan Government of Nashville and Davidson County, Tennessee was held on Tuesday, February 7, 2023, at 12:00 pm in the Centennial Park Boardroom, 2565 Park Plaza, Nashville, TN. Board members present were: Dr. Michelle Steele, Ms. Christiane Buggs, Mr. Pete DeLay, Mr. Jeff Haynes, and Mr. Crews Johnston. Mr. George Anderson and Ms. Susannah Scott-Barnes were not in attendance.

The meeting was called to order by Dr. Michelle Steele.

MINUTES OF MEETING HELD JANUARY 10, 2023, APPROVED

Upon motion of Mr. DeLay and seconded by Mr. Johnston the Board approved the minutes of the board meeting held January 10, 2023, as presented.

V. METRO COUNCIL REFERRALS

VI. OLD BUSINESS

01-23-05

**BOARD ACCEPTS A DONATION FROM THE FRIENDS OF WARNER PARKS OF A
7.81 ACRE OF LAND LOCATED AT 7156 HIGHWAY 100, PARCEL
#14300001500, INTENDED AS AN ADDITION TO EDWIN WARNER PARK.**

Upon motion of Mr. DeLay, seconded by Mr. Johnston, and discussion, The Friends of Warner Parks donation of a 7.81-acre parcel of land located at 7156 Highway 100, Parcel #14300001500, as an addition to Edwin Warner Park, was accepted.

01-23-06

**BOARD ACCEPTS A DONATION FROM THE FRIENDS OF WARNER PARKS OF A
0.53 ACRE OF LAND LOCATED AT 7166 HIGHWAY 100, PARCEL
#14300001800, INTENDED AS AN ADDITION TO EDWIN WARNER PARK.**

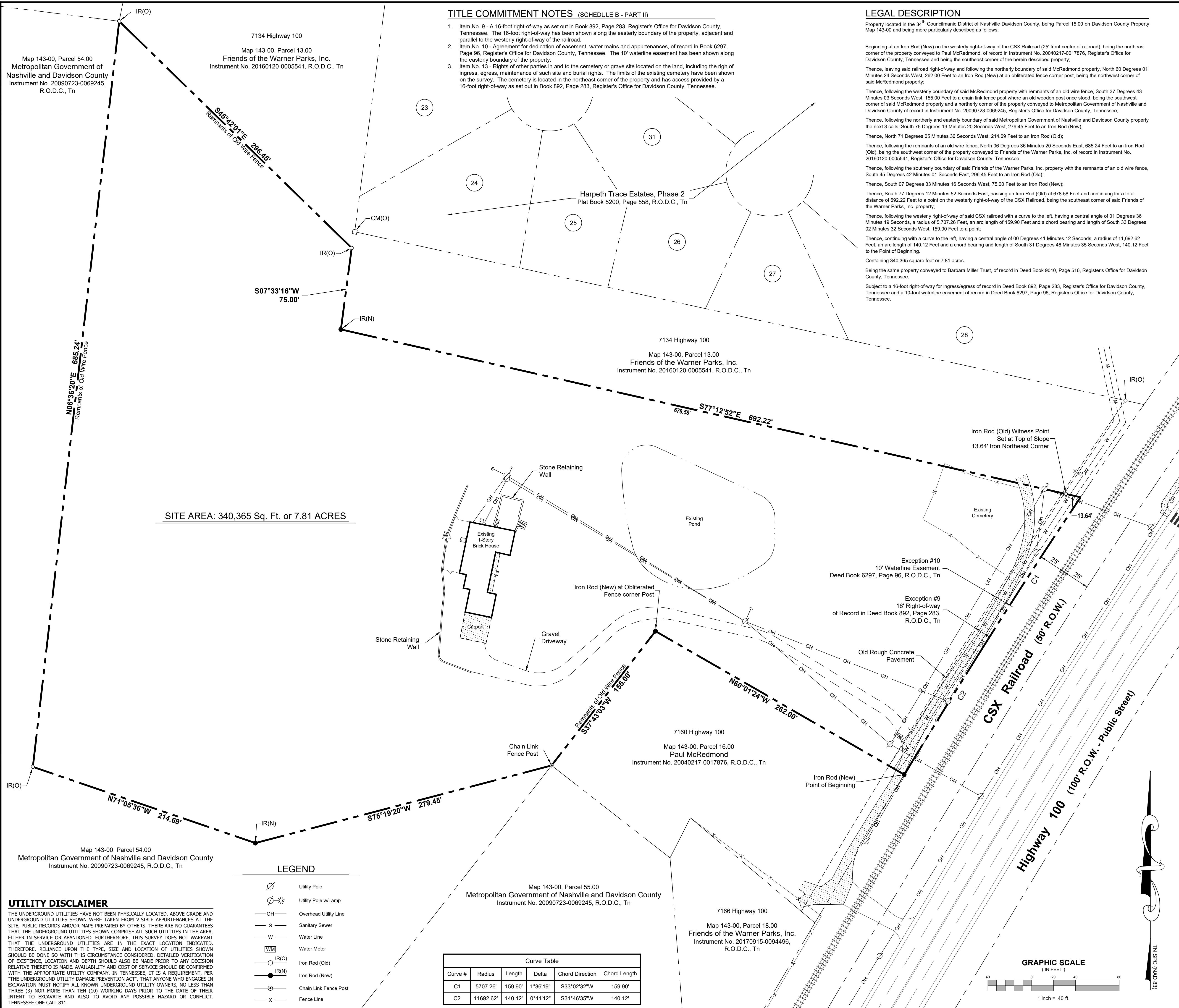
Upon motion of Mr. DeLay, seconded by Mr. Johnston, and discussion, The Friends of Warner Parks donation of a 0.53-acre parcel of land located at 7166 Highway 100, Parcel #14300001800, as an addition to Edwin Warner Park, was accepted.

VII. CONSENT AGENDA

02-23-01

BOARD APPROVES FEBRUARY 2023 CONSENT AGENDA

Upon motion of Mr. Haynes, and seconded by Mr. DeLay, the February 2023 Consent Agenda was approved.



TITLE COMMITMENT NOTES (SCHEDULE B - PART II)

- Item No. 9 - A 16-foot right-of-way as set out in Book 892, Page 283, Register's Office for Davidson County, Tennessee. The 16-foot right-of-way has been shown along the easterly boundary of the property, adjacent and parallel to the westerly right-of-way of the railroad.
- Item No. 10 - Agreement for dedication of easement, water mains and appurtenances, of record in Book 6297, Page 96, Register's Office for Davidson County, Tennessee. The 10' waterline easement has been shown along the easterly boundary of the property.
- Item No. 13 - Rights of other parties in and to the cemetery or grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights. The limits of the existing cemetery have been shown on the survey. The cemetery is located in the northeast corner of the property and has access provided by a 16-foot right-of-way as set out in Book 892, Page 283, Register's Office for Davidson County, Tennessee.

LEGAL DESCRIPTION

Property located in the 34th Councilmanic District of Nashville Davidson County, being Parcel 15.00 on Davidson County Property Map 143-00 and being more particularly described as follows:

Beginning at an Iron Rod (New) on the westerly right-of-way of the CSX Railroad (25' front center of railroad), being the northeast corner of the property conveyed to Paul McRedmond, of record in Instrument No. 20040217-0017876, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described property;

Thence, leaving said railroad right-of-way and following the northerly boundary of said McRedmond property, North 60 Degrees 01 Minutes 24 Seconds West, 262.00 Feet to an Iron Rod (New) at an obliterated fence corner post, being the northwest corner of said McRedmond property;

Thence, following the westerly boundary of said McRedmond property with remnants of an old wire fence, South 37 Degrees 43 Minutes 03 Seconds West, 155.00 Feet to a chain link fence post where an old wooden post once stood, being the southwest corner of said McRedmond property and a northerly corner of the property conveyed to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20090723-0069245, Register's Office for Davidson County, Tennessee;

Thence, following the northerly and easterly boundary of said Metropolitan Government of Nashville and Davidson County property the next 3 calls: South 75 Degrees 19 Minutes 20 Seconds West, 279.45 Feet to an Iron Rod (New);

Thence, North 71 Degrees 05 Minutes 36 Seconds West, 214.69 Feet to an Iron Rod (Old);

Thence, following the remnants of an old wire fence, North 06 Degrees 36 Minutes 20 Seconds East, 685.24 Feet to an Iron Rod (Old), being the southwest corner of the property conveyed to Friends of the Warner Parks, Inc. of record in Instrument No. 20160120-0005541, Register's Office for Davidson County, Tennessee;

Thence, following the southerly boundary of said Friends of the Warner Parks, Inc. property with the remnants of an old wire fence, South 45 Degrees 42 Minutes 01 Seconds East, 296.45 Feet to an Iron Rod (Old);

Thence, South 07 Degrees 33 Minutes 16 Seconds West, 75.00 Feet to an Iron Rod (New);

Thence, South 77 Degrees 12 Minutes 52 Seconds East, passing an Iron Rod (Old) at 678.58 Feet and continuing for a total distance of 692.22 Feet to a point on the westerly right-of-way of the CSX Railroad, being the southeast corner of said Friends of the Warner Parks, Inc. property;

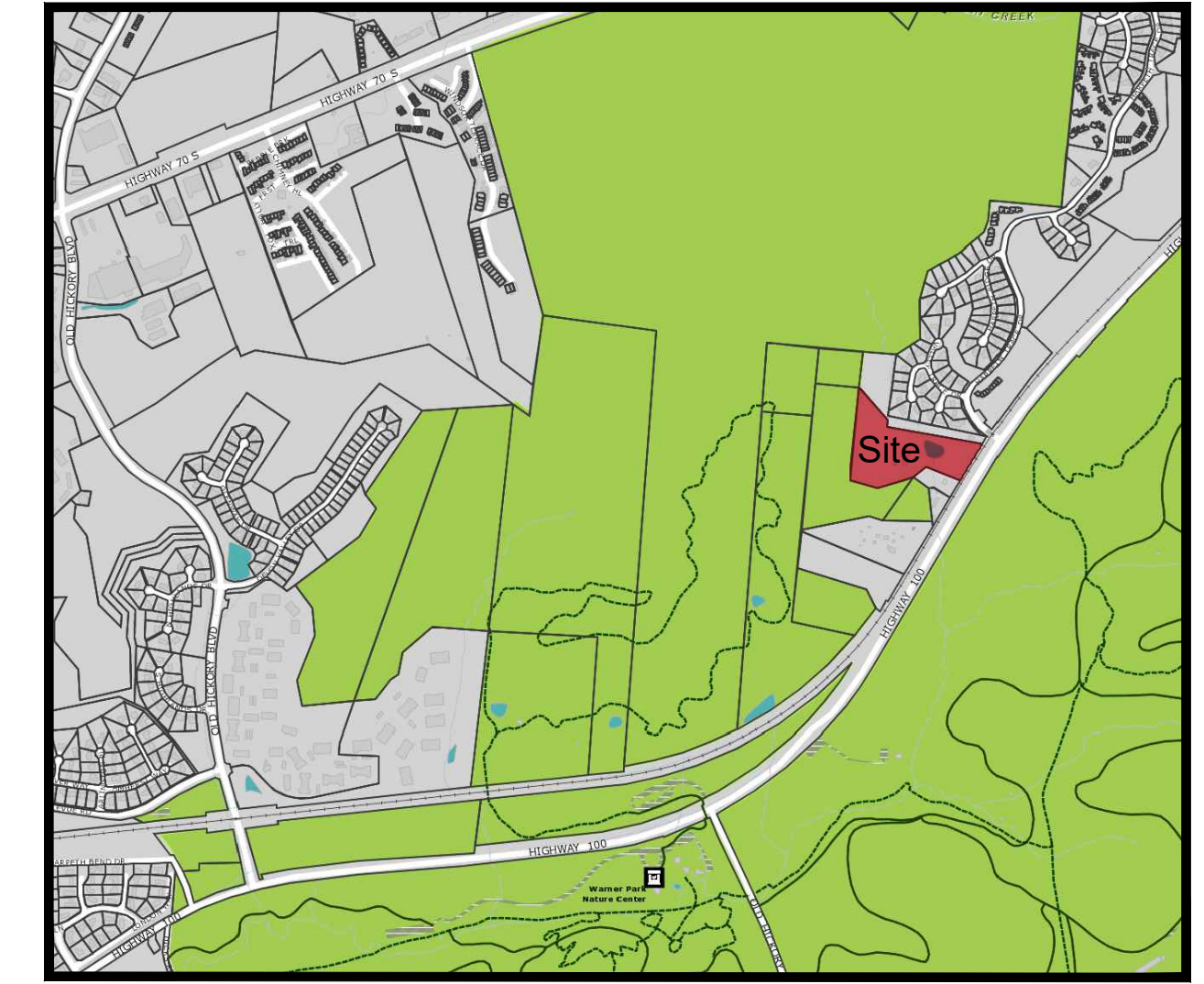
Thence, following the westerly right-of-way of said CSX railroad with a curve to the left, having a central angle of 01 Degrees 36 Minutes 19 Seconds, a radius of 5,707.26 Feet, an arc length of 159.90 Feet and a chord bearing and length of South 33 Degrees 02 Minutes 32 Seconds West, 159.90 Feet to a point;

Thence, continuing with a curve to the left, having a central angle of 00 Degrees 41 Minutes 12 Seconds, a radius of 11,692.62 Feet, an arc length of 140.12 Feet and a chord bearing and length of South 31 Degrees 46 Minutes 35 Seconds West, 140.12 Feet to the Point of Beginning.

Containing 340,365 square feet or 7.81 acres.

Being the same property conveyed to Barbara Miller Trust, of record in Deed Book 9010, Page 516, Register's Office for Davidson County, Tennessee.

Subject to a 16-foot right-of-way for ingress/egress of record in Deed Book 892, Page 283, Register's Office for Davidson County, Tennessee and a 10-foot waterline easement of record in Deed Book 6297, Page 96, Register's Office for Davidson County, Tennessee.



MAP REFERENCE

Parcel 15.00 as shown on Davidson County Property Map 143-00.

DEED REFERENCE

Barbara Miller Trust, of record in Deed Book 9010, Page 516, Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES

- Property is located at 7156 Highway 100, Nashville, Tennessee 37221 and is Zoned R40.
- The entire property is located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0334H, effective date April 5, 2017.
- Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- Bearings shown hereon based on Tennessee State Plane (NAD83).
- This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
 - Leica TCRP1205 Robotic Total Station
 - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground Values
- Building setbacks shown hereon taken from current Metro Zoning Code. All building setbacks should be verified with the Metro Codes Department prior to any new construction.
- The property has direct access to Highway 100, a public street via a shared 16' right-of-way of record in Deed Book 892, Page 283, Register's Office for Davidson County, Tennessee.
- Title Commitment Order No. 35337-1, commitment date of November 23, 2021, performed by First American Title Insurance Company, was used in the preparation of this survey and all applicable items listed in Schedule B - Section II have been referenced and/or shown hereon.

SURVEYOR'S CERTIFICATE

I Hereby Certify to Friends of the Warner Parks, Inc. and First American Title Insurance Company:

I Certify That This Map or Plat and the Survey on Which it is Based Were Made in Accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," Jointly Established and Adopted by ALTA and NSPS, Effective February 23, 2016, and Includes Items 1-4, 6(b), 7(a), 8, 11, 13, and 19 of Table A Thereof. Pursuant to the Accuracy Standards as Adopted by ALTA and NSPS and in Effect on the Date of This Certification, Undersigned Further Certifies That the Positional Uncertainties Resulting From the Survey Measurements Made on the Survey Do Not Exceed the Allowable Positional Tolerance.

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 15, 2015 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on November 27, 2021.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: *Jack Whitson*

TN R.L.S. No.: 1732 Date: December 1, 2021



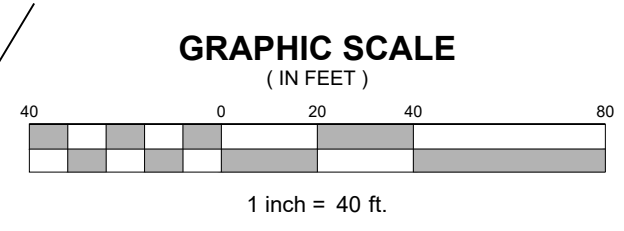
ALTA/NSPS LAND TITLE SURVEY
OF
7156 HIGHWAY 100
34th COUNCILMANIC DISTRICT
DAVIDSON COUNTY, TENNESSEE

FOR
FRIENDS OF THE WARNER PARKS, INC.

SURVEYOR
JW LAND SURVEYING, LLC
1211 DEERFOOT DRIVE
PEGRAM, TENNESSEE 37143
(615) 533-8151
Email: jwlandsurveying@gmail.com

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	5707.26'	159.90'	1°36'19"	S33°02'32"W	159.90'
C2	11692.62'	140.12'	0°41'12"	S31°46'35"W	140.12'



UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

- LEGEND**
- Utility Pole
 - Utility Pole w/Lamp
 - Overhead Utility Line
 - Sanitary Sewer
 - Water Line
 - Water Meter
 - Iron Rod (Old)
 - Iron Rod (New)
 - Chain Link Fence Post
 - Fence Line

Map 143-00, Parcel 54.00
Metropolitan Government of Nashville and Davidson County
Instrument No. 20090723-0069245, R.O.D.C., Tn

Map 143-00, Parcel 55.00
Metropolitan Government of Nashville and Davidson County
Instrument No. 20090723-0069245, R.O.D.C., Tn

Map 143-00, Parcel 18.00
Friends of the Warner Parks, Inc.
Instrument No. 20170915-0094496,
R.O.D.C., Tn

SITE AREA: 340,365 Sq. Ft. or 7.81 ACRES

Certificate Of Completion

Envelope Id: 0B909E5714D3414C908D3DE9157AD793	Status: Completed
Subject: Complete with DocuSign: Legislative Tracking Form - 7156 Highway 100 Property Donation (N053994...	
Source Envelope:	
Document Pages: 6	Signatures: 4
Certificate Pages: 15	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Ronald Colter
Time Zone: (UTC-06:00) Central Time (US & Canada)	730 2nd Ave. South 1st Floor
	Nashville, TN 37219
	Ronald.colter@nashville.gov
	IP Address: 170.190.198.190


Record Tracking

Status: Original 6/13/2023 11:40:09 AM	Holder: Ronald Colter Ronald.colter@nashville.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Metropolitan Government of Nashville and Davidson County	Location: DocuSign


Signer Events

Signer Events	Signature	Timestamp
Abraham Wescott abraham.wescott@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.190	Sent: 6/13/2023 11:44:21 AM Viewed: 6/13/2023 11:45:12 AM Signed: 6/13/2023 11:46:14 AM

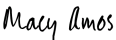
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Monique Odom monique.odom@nashville.gov Monique Horton Odom Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.68	Sent: 6/13/2023 11:46:16 AM Viewed: 6/13/2023 12:27:22 PM Signed: 6/13/2023 12:27:35 PM
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Electronic Record and Signature Disclosure:
Accepted: 6/13/2023 12:27:22 PM
ID: 37ba01c8-cb57-4931-8eb9-ef7787ad4b43

kelly flannery kelly.flannery@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 174.212.102.121 Signed using mobile	Sent: 6/13/2023 12:27:37 PM Viewed: 6/13/2023 12:46:06 PM Signed: 6/13/2023 12:46:25 PM
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Electronic Record and Signature Disclosure:
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ID: 8b8b6bd2-fe7f-463e-ac42-92c750b1ecd4

Macy Amos macy.amos@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 6/13/2023 12:46:27 PM Viewed: 6/13/2023 12:47:47 PM Signed: 6/13/2023 12:48:15 PM
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Electronic Record and Signature Disclosure:

Signer Events	Signature	Timestamp
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In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	6/13/2023 11:44:21 AM
Certified Delivered	Security Checked	6/13/2023 12:47:47 PM
Signing Complete	Security Checked	6/13/2023 12:48:15 PM
Completed	Security Checked	6/13/2023 12:48:15 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
