

PEABODY STREET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60°41'12"E	1.85'
L2	N26°47'54"W	5.93'
L3	N13°54'00"W	6.37'
L4	N10°01'50"W	16.29'
L5	N04°46'06"W	1.92'
L6	S60°55'41"E	16.95'
L7	N60°53'22"E	5.80'
L8	S61°10'22"E	17.48'
L9	S60°54'04"W	32.04'

LEGEND



RIGHT-OF-WAY ACQUISITION AREA
(495 SQ. FT. OR 0.01 ACRES)

Scale: 1"=50'
 Date: JUNE 27, 2023
 Approved By: T.J.S.
 Drawn by: J.R.H.

Project No.
19008-1430

EXHIBIT
RIGHT OF WAY ACQUISITION
D BRIGGS & ASSOCIATES, LLC,
PEABODY, LLC,
AND WARREN G. FARMS, LLC
94 PEABODY STREET
19TH CIVIL DISTRICT, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE



RaganSmith
 Nashville - Murfreesboro - Chattanooga
 ragansmith.com
 315 Woodland Street, Nashville,
 Tennessee 37206
 615.244.8591; tstevenson@ragansmith.com
 Ted Stevenson

**HERMITAGE AVENUE AND 1ST AVENUE SOUTH
RIGHT-OF-WAY ACQUISITION**

Being a certain tract of land lying in the 19th Council District of Nashville, Davidson County, Tennessee. Said tract is located at the intersection of the easterly right-of-way line of 1st Avenue South and the westerly right-of-way of Hermitage Avenue, and being more particularly described as follows:

Commencing at a 1/2" iron rod (old), in the easterly right-of-way of 1st Avenue South, being the northwesterly corner of D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC, of record as instrument number 2023001200004599, Register Office of Davidson County, Tennessee;

Thence, with the northerly property line of said D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC property, North 60 degrees 41 minutes 12 seconds West, 1.85 feet to **The Point of Beginning**.

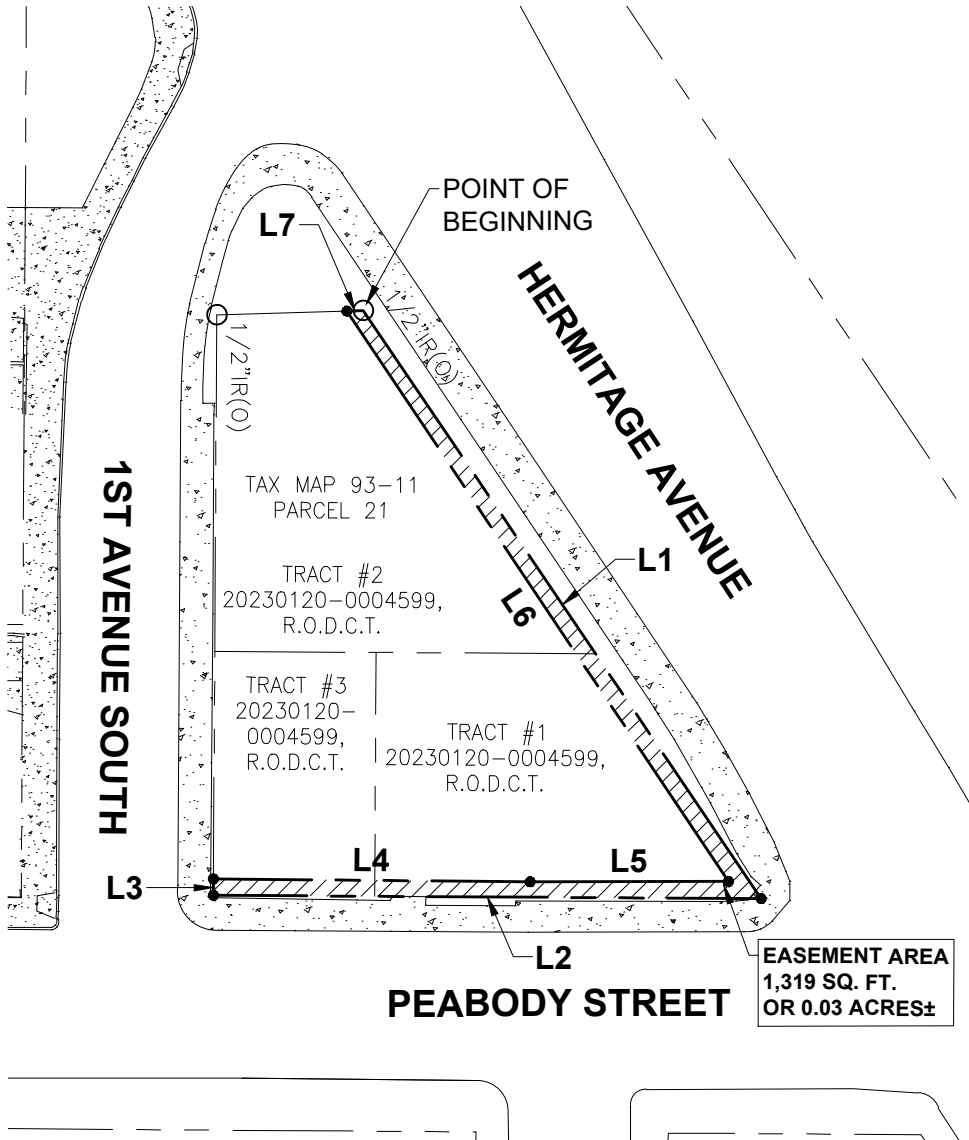
Thence, with the right-of-way line of 1st Avenue South, for the next four (4) calls:

- 1) North 26 degrees 47 minutes 54 seconds West, 5.93 feet to point;
- 2) North 13 degrees 54 minutes 00 seconds West, 6.37 feet to point;
- 3) North 10 degrees 01 minutes 50 seconds West, 16.29 feet to point;
- 4) North 04 degrees 46 minutes 06 seconds West, 1.92 feet to the intersection of the right-of-way line of 1st Avenue South and Hermitage Avenue;

Thence, with the right-of-way line of Hermitage Avenue for the next three (3) calls;

- 1) South 60 degrees 55 minutes 41 seconds East, 16.95 feet to a point;
- 2) North 60 degrees 53 minutes 22 seconds East, 5.80 feet to a point;
- 3) South 61 degrees 10 minutes 22 seconds East, 17.48 feet to a point in the northerly property line of said D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC, property;

Thence with said D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC, property, South 60 degrees 54 minutes 04 seconds West, 32.04 feet to the **Point of Beginning** and containing 495 square feet or 0.01 acres, more or less.



EASEMENT AREA
1,319 SQ. FT.
OR 0.03 ACRES±

LINE TABLE

LINE	BEARING	DISTANCE
L1	S61°27'40"E	184.83'
L2	S62°57'16"W	142.58'
L3	N27°03'21"W	4.28'
L4	N63°08'46"E	82.41'
L5	N62°28'50"E	51.66'
L6	N61°10'22"W	178.66'
L7	N60°53'22"E	4.28'

LEGEND



RIGHT-OF-WAY DEDICATION
(1,319 SQ. FT. OR 0.03 ACRES)

Scale: 1"=50'
Date: June 27, 2023
Approved By: T.J.S.
Drawn by: J.R.H.

Project No.
19008-1430

EXHIBIT
RIGHT OF WAY ACQUISITION
D BRIGGS & ASSOCIATES, LLC,
PEABODY, LLC,
AND WARREN G. FARMS, LLC
94 PEABODY STREET
19TH CIVIL DISTRICT, NASHVILLE,
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G:\19008-1430\1-SURVEY\EXHIBITS_2023\RIGHT OF WAY DEDICATION\1430 ROW DEDICATION.DWG PLOTTED BY JOSH HENLEY ON: 6/27/2023 10:17 AM LAST UPDATED BY JHENLEY ON: 6/27/2023 10:11 AM

**94 PEABODY STREET
MAP 93-11 PARCEL 21
RIGHT-OF-WAY DEDICATION:**

Being a right-of-way dedication lying in the 19th Council District of Nashville, Davidson County, Tennessee. Said tract is located at the intersection of the easterly right-of-way line of 1st Avenue South and the westerly right-of-way line of Hermitage Avenue, and being more particularly described as follows:

Beginning at a point, in the westerly right-of-way of Hermitage Avenue, the southerly right-of-way line of 1st Avenue South, being the northeasterly corner of D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC, of record as Instrument Number: 201404100030010, Register's Office of Davidson County, Tennessee and being the northeasterly corner of the herein described property;

Thence, with the right-of-way line of Hermitage Avenue, South 61 degrees 27 minutes 40 seconds East, 184.83 feet to a point;

Thence, leaving the right-of-way of Hermitage Avenue and along the northerly right-of-way of Peabody Street South 62 degrees 57 minutes 16 seconds West, 142.58 feet to a point;

Thence leaving the right-of-way line of Peabody Street and along the easterly right-of-way of 1st Avenue South, North 27 degrees 03 minutes 21 seconds West, 4.28 feet to a point;

Thence, leaving the right-of-way of 1st Avenue South and severing said D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC property with a new line of division for the next three (3) calls:

- 1) North 63 degrees 08 minutes 46 seconds East, 82.41 feet to a point;
- 2) North 62 degrees 28 minutes 50 seconds East, 51.66 feet to a point;
- 3) North 61 degrees 10 minutes 22 seconds West, 178.66 feet to a point in the northerly property line of D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC property;

Thence, along the northerly property line of the D Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC property, North 60 degrees 53 minutes 22 seconds East, 4.28 feet to the **Point of Beginning** and containing 1,319 square feet or 0.03 acres, more or less.

Prepared by:
Metropolitan Department of Law
108 Metropolitan Courthouse
Nashville, TN 37201

RIGHT OF WAY EASEMENT

For \$10 and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, D. Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC (“Grantors”) do hereby grant, bargain, sell, transfer, and convey unto the Metropolitan Government of Nashville and Davidson County (“Grantee”) a permanent right of way easement (the “Easement”) on a portion of the following property (the “Property”):

94 Peabody Street, Nashville, Tennessee 37210, Metro Parcel ID No. 09311002100

The Property being described in the deed recorded as Instrument No. 20230120-00004598, R.O.D.C., Tennessee.

The boundaries of the Easement are particularly described in Exhibit A hereto.

D. Briggs & Associates, LLC, Peabody, LLC, and Warren G. Farms, LLC hereby warrant that they are lawfully seized and possessed of the Property in fee simple.

WITNESS my hand, this _____ day of _____, 20__.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or who, upon oath, acknowledged himself or herself to be the _____ for the within named Warren G. Farms, L.L.C. and that being authorized to do so, executed the foregoing instrument for the purposes therein contained.

This ____ day of _____, 20__.

_____, Notary Public

My Commission Expires _____.