Docusign Envelope ID: 79D33369-15D7-4181-A3E5-FED489BAEEE4

NASHVILLE PLANNING

October 10, 2024

To: Ronald Colter Metro Department of Finance

Re: 304 Old Conservation Greenway Easement
Planning Commission Mandatory Referral 2024M-038AG-001
Council District #05 Sean Parker, 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 a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Oldham PropCo, LLC for greenway improvements at 304 Oldham Street (Parcel No. 08211015000) (Proposal No.2024M-038AG-001).

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, 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,

Lisa Milligan
Assistant Director Land Development
Metro Planning Department
cc: *Metro Clerk*

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Re: 304 Old Conservation Greenway Easement
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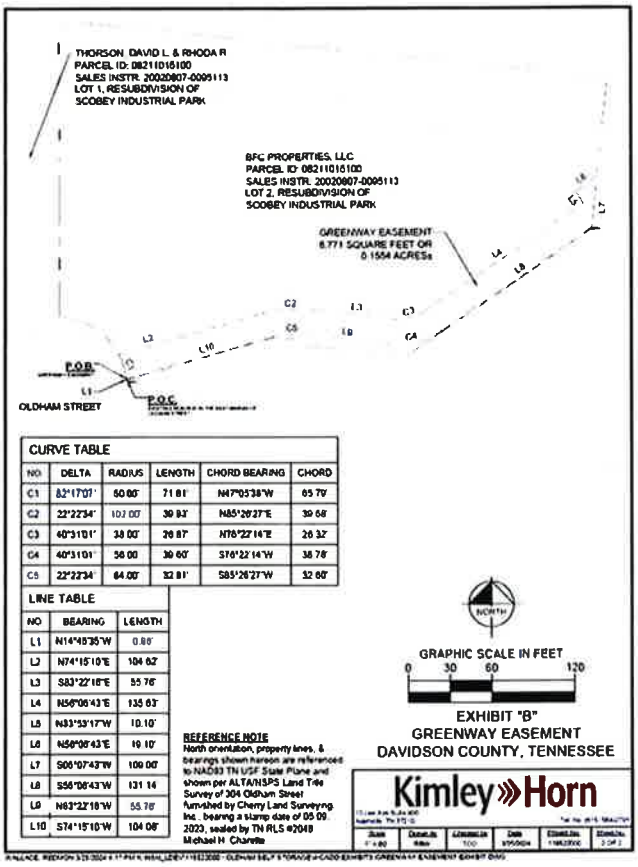
EXHIBIT B

Easement Area



CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C2	22°22'34"	103.00'	39.83'	N85°26'27"E	39.58'
C3	40°31'01"	38.00'	26.87'	N76°22'14"E	26.32'
C4	40°31'01"	58.00'	39.60'	S76°22'14"W	38.78'
C5	22°22'34"	64.00'	32.81'	S85°26'27"W	32.60'

LINE TABLE		
NO	BEARING	LENGTH
L1	N14°48'35"W	0.88'
L2	N74°15'10"E	104.62'
L3	S83°22'18"E	55.76'
L4	N56°06'43"E	135.63'
L5	N83°53'17"W	10.10'
L6	N56°06'43"E	10.10'
L7	S06°07'43"W	109.00'
L8	S56°06'43"W	131.14'
L9	N83°22'18"W	55.76'
L10	S74°15'10"W	104.06'

REFERENCE NOTE
North orientation, property lines, & bearings shown hereon are referenced to NAD83 TN USF State Plane and shown per ALTA/NSPS Land Title Survey of 304 Oldham Street furnished by Cherry Land Surveying, Inc., bearing a stamp date of 05.09.2023, sealed by TN RLS #2048 Michael N. Charette

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AGREEMENT FOR GRANT OF EASEMENT

for

CONSERVATION GREENWAY

THIS AGREEMENT, made and entered into this the 23rd day of August, 2024, by and between **The Metropolitan Government of Nashville and Davidson County**, acting by and through its Board of Parks and Recreation (herein referred to as "Metro"), and **Oldham PropCo, LLC**, a Delaware limited liability company, property owner (herein referred to as "Grantor").

WHEREAS, Metro recognizes the increasing benefit of protecting open spaces within the Metropolitan Government area; and

WHEREAS, greenways provide the general public with recreational opportunities in natural areas, preserve, and protect native plant and animal species and their habitat, and provide low-impact transportation routes for pedestrian and bicycle traffic; and

WHEREAS, Metro, by Ordinance No. 091-13, created a Greenways Commission to assist Metro in the development of a system of open space greenways; and

WHEREAS, Grantor is the sole owner in fee simple of certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated by this reference (herein referred to as "the Property"); and

WHEREAS, the Property possesses natural, open space, and recreational values (collectively, "conservation values") of great importance to Grantor and the people of Nashville and Davidson County; and

WHEREAS, Grantor intends that the conservation values of the Property be preserved and made more accessible for public enjoyment by the anticipated incorporation and maintenance of the property as part of the Metro greenways system; and

WHEREAS, Grantor further intends, as owner of the Property, to convey to Metro the right to preserve and protect the conservation values of the Property in perpetuity; and

WHEREAS, Metro has the authority to accept this grant pursuant to Tennessee Code Annotated, Section 66-9-305(d), and Section 11.1002 of the Metropolitan Charter; and

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WHEREAS, Metro agrees by accepting this grant to honor the intentions of Grantor stated herein, and to preserve and protect, in perpetuity, the conservation values of the Property for the benefit of the people of Tennessee and the public-at-large.

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, Grantor hereby voluntarily grants and conveys to Metro, its successors and assigns, an easement in perpetuity over the Property of the Grantor (herein referred to as "the Easement") to be located as more particularly shown on Exhibit B attached hereto and incorporated by this reference.

1. Purpose. It is the purpose of this grant to allow Metro to utilize the Easement area for one or more of the following: a pathway for pedestrian or bicycle travel, nature trail, and/or natural area. Metro, at its discretion, shall design, construct, and maintain any pathway or physical structure in a manner that best preserves the open and natural condition of the Property. It is the intention of the parties hereby expressed that the granting of the Easement will not significantly interfere with the conservation values of the Property. Grantor intends that the Easement will confine the use of the Property to such activities as are consistent with the purpose of the Easement.
2. Rights of Metro. To accomplish the purpose of the Easement, the following rights are conveyed to Metro by this grant:
    a. To preserve and protect the conservation values of the Property; and
    b. To construct and maintain a pathway to be located on the Easement, including, at the discretion of Metro, necessary trailheads, signage, benches, and other improvements (collectively, the "Improvements") consistent with the recreational and educational uses of the pathway and other conservation values; and
    c. To prevent any activity on or use of the Property that is inconsistent with the purpose of the Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.
3. Obligations of Grantor Prior to Construction of Improvements Grantor agrees to grade the Easement area such that the slope where the greenway trail is planned

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will comply with the requirements of the Americans with Disabilities Act in conformance with the approved plan set and plant grass in the Easement area. After performing such grading and planting, Grantor further agrees to (1) maintain the vegetation in the easement area until Metro constructs the greenway trail and (2) take no action that would alter such slope.

4. Metro Covenants. Metro, by accepting this grant, covenants and agrees, on behalf of itself, its successors and assigns, that the following shall constitute real covenants that shall attach to and run with the easement hereby granted and shall be binding upon anyone who may hereafter come into ownership of such Easement, whether by purchase, devise, descent, or succession, or to be authorized to use said Easement area:

   a. It will make the Easement area available for use by all members of the general public without distinction or illegal discrimination on the grounds of race, color, national origin, handicap, or age.

   b. It will adopt rules and regulations governing the use of the Easement area so as not to permit or suffer any use of the Easement by Grantor or others in violation of such rules and regulations. At a minimum, the rules and regulations will provide as follows:

      i. That the hours of public access of the Easement shall be from sunrise to sunset.

      ii. That all persons utilizing the Easement area must remain on the pathway.

      iii. That all pets of persons utilizing the pathway must be on a leash at all times.

      iv. That the following activities shall be strictly prohibited:

         1. consumption or possession of alcoholic beverages;
         2. horseback riding;
         3. unauthorized motor vehicles; ebikes are permitted as defined under applicable state law;

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4. collecting or distributing plants, animals or other natural features;
5. littering or dumping;
6. hunting;
7. playing of radios, musical instruments or other devices in a manner that might disturb others;
8. vending or other concessions without proper permits;
9. advertising or posting of bills;
10. trespassing on adjacent property of Grantor;
11. any unlawful activities.

5. Other Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of the Easement is prohibited. The aforementioned express prohibitions shall not limit the generality of this paragraph.

6. Reserved Rights. Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from their ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of the Easement. Further, Grantor reserves the right to maintain the subject property consistent with the purposes herein set forth and will maintain it in accordance with all local laws until improvements are made by Metro.

7. Metro's Remedies. If Metro determines that Grantor is in violation of the terms of this Agreement or that a violation is threatened, Metro shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of the Easement, to restore the portion of the Property so injured. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from Metro or, under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to continue diligently to cure such violation until finally cured, Metro may bring an action in a court of competent jurisdiction to enforce the terms of this Agreement to enjoin the violation by temporary or permanent injunction, and to recover any damages to which it may be entitled for violation of the terms of this Agreement or

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for injury to any conservation values protected by the Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. If Metro, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Property, Metro may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the expiration of the period provided for cure. Metro's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Agreement. Metro's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

8. Grantor's Remedies. If Grantor determines that Metro is in violation of the terms of this Agreement or that a violation is threatened, Grantor shall give written notice to Metro of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of the Easement, to restore the portion of the Property so injured. If Metro fails to cure the violation within thirty (30) days after receipt of notice thereof from Grantor or, under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to continue diligently to cure such violation until finally cured, Grantor may bring an action in a court of competent jurisdiction to enforce the terms of this Agreement to enjoin the violation by temporary or permanent injunction, and to recover any damages to which it may be entitled for violation of the terms of this Agreement or for injury to Grantor's property abutting the Easement, or to any conservation values protected by the Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. Grantor's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Agreement. Grantor's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

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9. Metro's Discretion. Enforcement of the terms of this Agreement shall be at the discretion of Metro, and any forbearance by Metro to exercise its rights under this Agreement in the event of any breach of any terms of this Agreement by Grantor shall not be deemed or construed to be a waiver by Metro of such term, or of any subsequent breach of the same, or any other term of this Agreement, or of any of Metro's rights under this Agreement. No delay or omission by Metro in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.
10. Waiver of Certain Defenses. Grantor and Metro hereby waive any defense of laches, estoppel, or prescription.
11. Acts Beyond Grantor's Control. Nothing contained in this Agreement shall be construed to entitle Metro to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.
12. Amendment. If circumstances arise under which an amendment to or modification of this Agreement is appropriate, the Grantor, or the then current owner of the Property, and Metro are free to jointly amend this Agreement without prior notice to any other party; provided that any amendment shall be in writing; shall be consistent with the purpose of the Easement; shall not affect its perpetual duration; and shall have the unanimous consent of the Metro Greenways Commission.
13. Extinguishment. If circumstances arise in the future that render the purpose of the Easement impossible to accomplish, the Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction, or by a written agreement of the parties that is duly recorded with the Davidson County Register of Deeds.
14. Assignment. The Easement is transferable, but Metro may assign its rights and obligations under this Agreement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue

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Code of 1954, as amended, and the applicable regulations promulgated thereunder and authorized to acquire and hold conservation easements. As a condition of such transfer, Metro shall require that the conservation purposes which this grant is intended to advance continue to be carried out.

15. Subsequent Transfers. Grantor agrees to incorporate the terms of this Agreement in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Metro of the transfer of any interest at least thirty (30) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of the Easement or limit its enforceability in any way.

16. General Provisions.

    a. Controlling Law. The interpretation and performance of this Agreement shall be governed by the laws of the State of Tennessee.

    b. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Agreement shall be liberally construed in favor of the grant to effect the purpose of the Easement and the policy and purpose of Tenn. Code Ann. §§ 66-9-301 to 309. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of the Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

    c. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

    d. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein. No alteration or variation of

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this instrument shall be valid or binding unless contained in an amendment that complies with paragraph 12 of the agreement.

e. Successors. The covenants, terms, conditions, and restrictions of this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.

TO HAVE AND TO HOLD said Easement unto Metro, its successors, and assigns, forever.

IN WITNESS WHEREOF, we have caused this instrument to be executed as of this 23rd day of August, 2024.

GRANTOR:

OLDHAM
PROPCO, LLC,
a Delaware limited Liability company

Beau Fowler

Authorized Agent
Title

ACCEPTED:

THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

DIRECTOR, PARKS AND RECREATION

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John B. Elam Jr, a Notary Public of said County and State, personally appeared Beau Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Oldham PropCo, LLC, the within named bargainor, a Delaware limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

In witness whereof, I hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires: 5/3/2027

JOHN BERNARD ELAM JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23rd day of August 2024, before me personally appeared Monique Horton Odom, who acknowledged herself to be the Director of the Metropolitan Government Department of Parks and Recreation, and that she, as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Larecia Travis
NOTARY PUBLIC

My Commission Expires: 7/6/26

LARECIA TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

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EXHIBIT A

The Property (Greenway Easement Legal Description)

BEING part of the parent tract, LOT 2 of the plat of RESUBDIVISION OF INDUSTRIAL PARK LOTS 1 & 2 of record in PL-20020807-0095113 R.O.D.C.T.; said LOT 2 being a tract of land in Davidson County, Tennessee owned by BFC PROPERTIES LLC as evidenced in DB-20030221-0023000 R.O.D.C.T., identified as parcel no. 08211015000 and being more particularly described as follows:

COMMENCING at an existing iron rod in the east margin of a cul-de-sac identified as OLDHAM ST (a public right-of-way); said rod being the south-most corner of the parent tract;

THENCE North 14°45'35" East, a distance of 0.86 feet to the **POINT OF BEGINNING** at the beginning of a curve to the right;

THENCE in a northerly direction along the east margin of said OLDHAM ST, with a curve to the left with a radius of 50.00 feet, a central angle of 20°45'06", and a chord bearing and distance of North 17°29'13" West, 18.01 feet, for an arc distance of 18.11 feet to a point for corner;

THENCE North 74°15'10" East, a distance of 104.62 feet departing from said east margin of OLDHAM ST to a point at the beginning of a tangent curve to the right;

THENCE in an easterly direction, with said tangent curve to the right with a radius of 102.00 feet, a central angle of 22°22'34", and a chord bearing and distance of North 85°26'27" East, 39.58 feet, for an arc distance of 39.83 feet to a point for corner;

THENCE South 83°22'16" East, a distance of 55.76 feet to a point at the beginning of a tangent curve to the left;

THENCE in an easterly direction, with a tangent curve to the left with a radius of 38.00 feet, a central angle of 40°31'01", and a chord bearing and distance of North 76°22'14" East, 26.32 feet, for an arc distance of 26.87 feet to a point for corner;

THENCE North 56°06'43" East, a distance of 135.63 feet to a point for corner;

THENCE North 33°53'17" West, a distance of 10.10 feet to a point for corner;

THENCE North 56°06'43" East, a distance of 19.10 feet to a point for corner in the east-most boundary line of the parent tract;

THENCE South 06°07'43" West, a distance of 36.69 feet along said boundary line to a point for corner; from said corner an iron rod set by Cherry Land Surveying bears South 06°07'43" West 1.31';

THENCE South 56°06'43" West, a distance of 131.14 feet to a point at the beginning of a tangent curve to the right;

THENCE in a westerly direction, with said tangent curve to the right with a radius of 56.00 feet, a central angle of 40°31'01", and a chord bearing and distance of South 76°22'14" West, 38.78 feet, an arc distance of 39.60 feet to a point for corner;

THENCE North 83°22'16" West, a distance of 55.76 feet to a point at the beginning of a tangent curve to the left;

THENCE in a westerly direction, with said tangent curve to the left with a radius of 84.00 feet, a central angle of 22°22'34", and a chord bearing and distance of South 85°26'27" West, 32.60 feet, an arc distance of 32.81 feet to a point for corner;

THENCE South 74°15'10" West, a distance of 104.08 feet to the **POINT OF BEGINNING** and containing 6,771 square feet or 0.1554 acres of land more or less.

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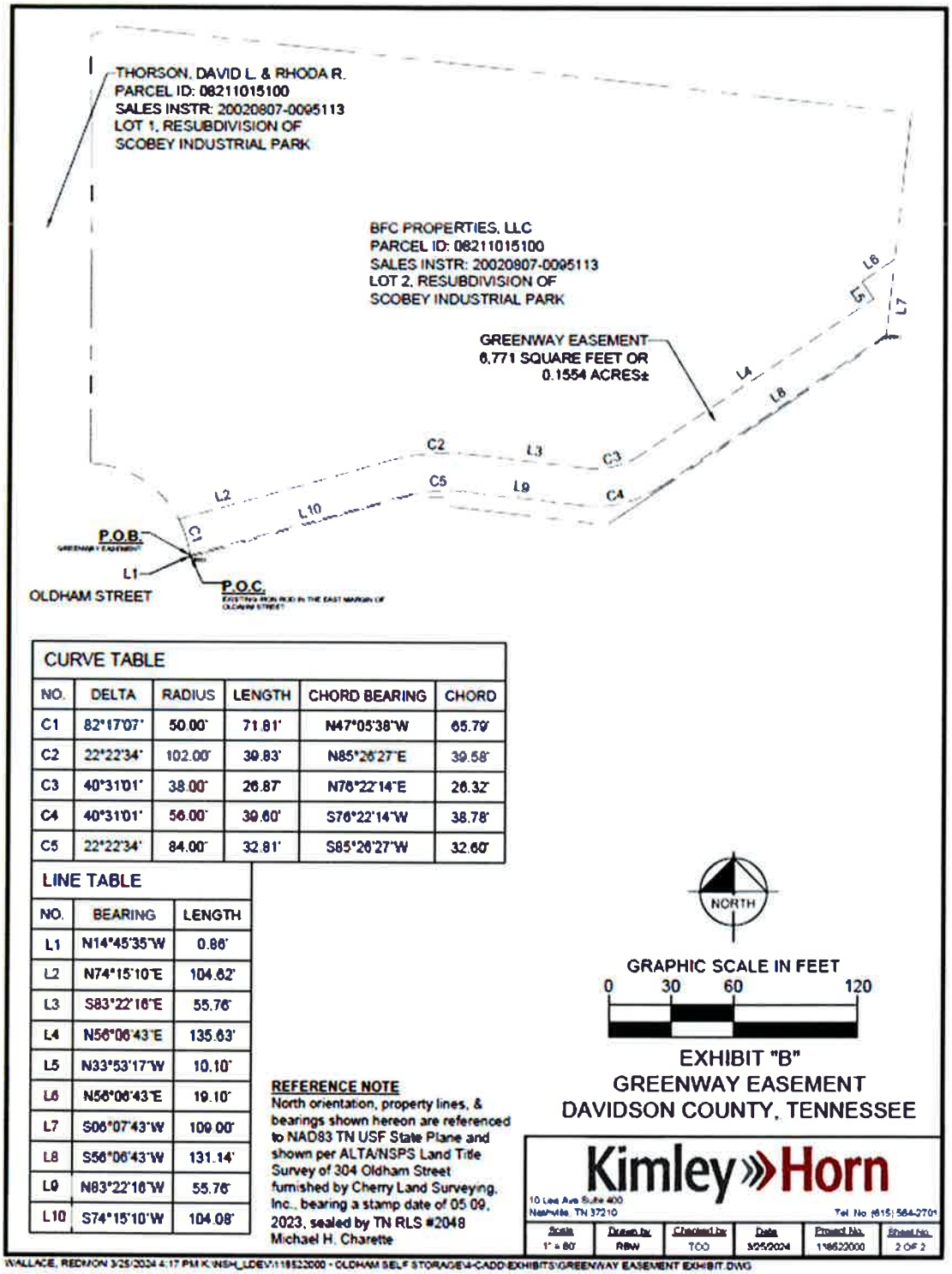
EXHIBIT B

Easement Area



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REFERENCE NOTE
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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

EXHIBIT "B"
GREENWAY EASEMENT
DAVIDSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, TN 37210
Tel No (615) 564-2701

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	RBW	TOO	3/25/2024	118622000	2 OF 2

WALLACE, REDMON 3/25/2024 4:17 PM K:\NSH_LDEV\118622000 - OLDHAM SELF STORAGE\4-CADD\EXHIBITS\GREENWAY EASEMENT EXHIBIT.DWG

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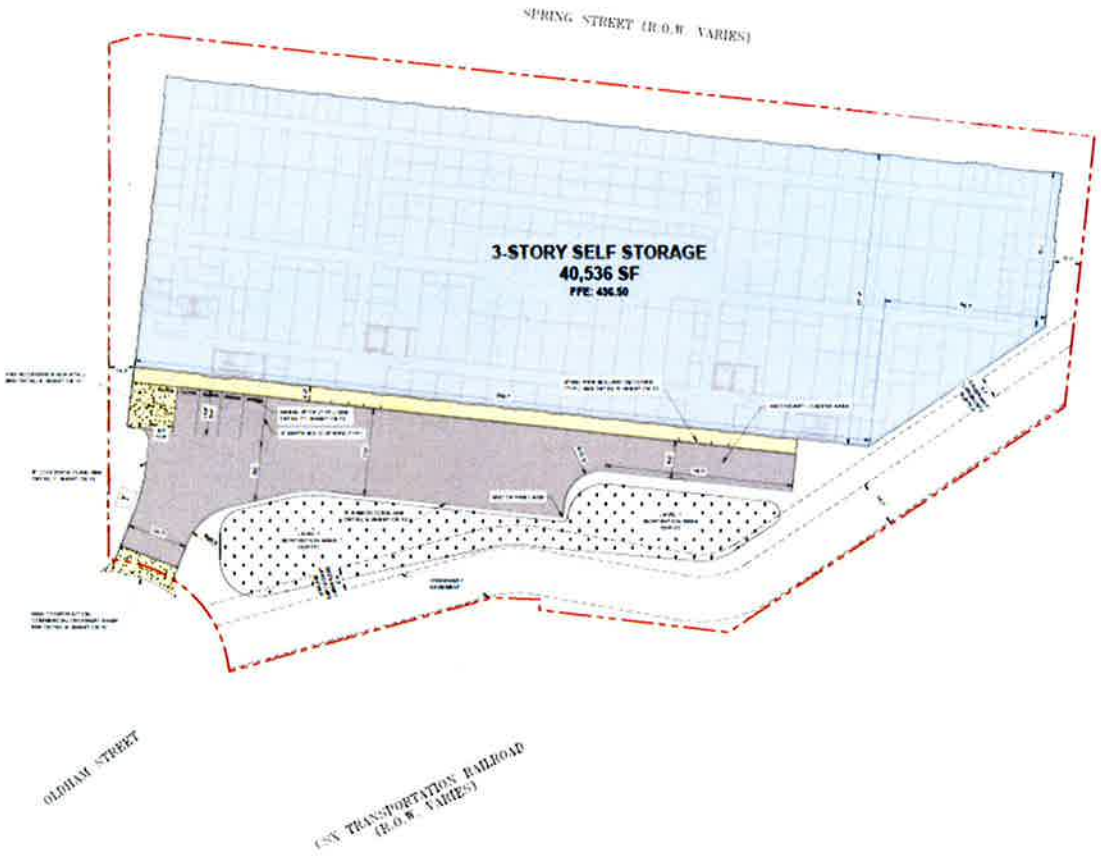

DocuSign

Certificate Of Completion

Envelope Id: 79D3336915D74181A3E5FED489BAEEE4 Status: Completed

Subject: Complete with Docusign: Legislative Tracking Form - Oldham Street (N0641232xD719A).pdf, Ordinan...

Source Envelope:

Document Pages: 17 Signatures: 4 Envelope Originator:

Certificate Pages: 15 Initials: 0 Ronald Colter

AutoNav: Enabled 730 2nd Ave. South 1st Floor

EnvelopeId Stamping: Enabled Nashville, TN 37219

Time Zone: (UTC-06:00) Central Time (US & Canada) Ronald.colter@nashville.gov

IP Address: 170.190.198.191

Record Tracking

Status: Original Holder: Ronald Colter Location: DocuSign

10/11/2024 9:11:00 AM Ronald.colter@nashville.gov

Security Appliance Status: Connected Pool: StateLocal

Storage Appliance Status: Connected Pool: Metropolitan Government of Nashville and Davidson County Location: DocuSign

Signer Events	Signature	Timestamp
Abraham Wescott abraham.wescott@nashville.gov Public Property Director Security Level: Email, Account Authentication (None)	Abraham Wescott Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 10/11/2024 9:20:57 AM Viewed: 10/12/2024 10:20:36 AM Signed: 10/12/2024 10:23:57 AM
Electronic Record and Signature Disclosure: Accepted: 10/12/2024 10:20:36 AM ID: e5ec939f-f9aa-41d0-82e7-2b3b89fd051f		
Monique Odom monique.odom@nashville.gov Monique Horton Odom Security Level: Email, Account Authentication (None)	Monique Odom Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.68	Sent: 10/12/2024 10:23:59 AM Viewed: 10/14/2024 8:02:09 AM Signed: 10/14/2024 8:02:22 AM
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kevin crumbo/mjw MaryJo.Wiggins@nashville.gov Security Level: Email, Account Authentication (None)	kevin crumbo/mjw Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 10/14/2024 8:02:24 AM Viewed: 10/14/2024 10:29:20 AM Signed: 10/14/2024 10:30:24 AM
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Macy Amos macy.amos@nashville.gov Security Level: Email, Account Authentication (None)	Macy Amos Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 10/14/2024 10:30:27 AM Viewed: 10/16/2024 9:21:13 AM Signed: 10/16/2024 9:21:30 AM

Signer Events	Signature	Timestamp

Electronic Record and Signature Disclosure:
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ID: 11043bb1-8b90-4205-83f4-71d87a2b91a4

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/11/2024 9:20:57 AM
Certified Delivered	Security Checked	10/16/2024 9:21:13 AM
Signing Complete	Security Checked	10/16/2024 9:21:30 AM
Completed	Security Checked	10/16/2024 9:21:30 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure