

**Millersville Board of Commissioners  
Work Session Agenda  
Monday, October 1, 2018 at 5:00 P.M.  
At City Hall**

1. Call to Order.
2. Introduction of Community Development Partners, LLC., Mr. Evan Sanders.
3. Discuss Northpoint Subdivision Parking issues.
4. Discuss Street Paving plans.
5. Re-establish Towing Authority Board.
6. Discuss Code Violation Complaints.
7. Discuss Traffic light at Bethel Road & Highway 31-W.
8. **Resolution 18-R-04B**, annexation of Robertson County Map 126, Parcel 059.00, upon written consent of the owners and to incorporate the same within the boundaries of the City of Millersville, TN.
9. **Resolution 18-R-05B**, annexation of a 26.0 acre +/- portion of Robertson County Map 125, Parcel 177.00, and Map 125, Parcel 085.00, upon written consent of the owners and to incorporate the same within the boundaries of the City of Millersville, TN.
10. **Ordinance 18-705**, to rezone a 7.6 acre portion of a 33.6 acre parcel located near the intersection of Bethel Road and South Mount Pleasant Road, Robertson County Map 125, Parcel 177.00, from Residential R-1 to Commercial C-1. (Passed 1<sup>st</sup> Reading 9/18/18)
11. General Discussion.
12. Citizen Comments.
13. Commissioner Comments.
14. Adjournment.



COMMUNITY DEVELOPMENT  
PARTNERS, LLC

## GRANT OPPORTUNITIES

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Community Development Partners, LLC has worked with a variety of grants over the past 24 years. CDP specializes in the consultation and administration of the following grants through the State of Tennessee:

- Community Development Block Grant Program (CDBG)
- Local Park and Recreation Fund (LPRF)
- Recreational Trails Program (RTP)
- Transportation Alternative Program (TAP)
- Multimodal Access Program (MA)
- Clean Water State Revolving Fund Loan (CWSRF)
- Drinking Water State Revolving Fund Loan (DWSRF)
- USDA Rural Development Programs (RDA)
- THDA HOME Program (HOME)

CDP assists communities through the grant application, contracting, environmental review, right-of-way and/or acquisition, bidding, construction and labor standards compliance, financial management and payment requests, and project closeout. We work closely with the community, acting as a liaison between the funding agencies, architects, engineers, and contractors to ensure grant compliance, foster accountability and project momentum, and focus on the best interest of the community.

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## TN DEPT. OF ECONOMIC & COMMUNITY DEVELOPMENT

### 1 CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM)

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- \$525,000 maximum grant (Community Livability-\$315,000 max) with 3-Star Incentive
- Matching grant (8% Match for Millersville)
- Application due the end of February
- Project Uses
  - Sewer System Improvements
  - Waste System Improvements
  - Water or Sewer Line Extensions
  - Community Livability Projects
  - Housing rehabilitation
- Grant awarded on the basis of points
- 3 Year Contract

#### Other ECD Related Programs:

- CDBG Commercial Façade (CF)
  - \$100,000 max grant
  - TN Main Street & Downtowns
- Site Development Grant (SDG)
  - \$1M max grant for "high impact"
  - Infrastructure for TN Certified Sites
  - Due Diligence Studies for potential sites (\$100,000)

## TDEC—RECREATION EDUCATIONAL SERVICES PROGRAMS

### 2 LPRF (LOCAL PARKS & RECREATION FUND)

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- \$1,000,000 Maximum project; \$500,000 Maximum Grant
- State Funding
- Next Application Cycle is Spring of 2020
  - Applications are only accepted every other year (i.e. 2018, 2020, 2022)
- 50% City match in the form of:
  - Cash
  - Donations/In-Kind Services
  - Workforce
  - Land not previously used for recreation
- LPRF Uses:
  - Acquisition of Land
  - Trail development
  - ADA compliance
  - Capital Projects in Parks, natural areas or greenways (Ball fields, Playgrounds, Lighting, Splash Pads, Dog Parks, Walking Tracks, Pavilions, etc)
- 2 Year contract to complete the project, 1 Year for an acquisition project

### 3 RTP (RECREATIONAL TRAILS PROGRAM)

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- \$250,000 Maximum project; \$200,000 Maximum grant
- Federal Funding
- Next Application Cycle is Spring of 2020
  - Applications are only accepted every other year (i.e. 2018, 2020, 2022)
- 2 Year grant contract, 1 Year for an acquisition project.
- Trail Development Projects
- 20% City match in the form of:
  - Cash
  - Donations/In-Kind Services
  - Workforce
  - Land donated from a third party

#### Other RES Related Programs:

- Parks & Recreation Master Planning Grant
  - Participants selected by RES
  - Grant determined by need
- Land Water Conservation Fund (LWCF)
  - Similar to LPRF, but Federal Funding
  - Rare since the development of the LPRF program.

## TDOT PROGRAMS

### 4 TAP (TRANSPORTATION ALTERNATIVES FUNDING)

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- *Suggested* Maximum Project of \$1,000,000
- 80% Grant—20% Match + Preliminary Engineering and Right-of-Way Fees
- Cash as Match
- Applications Due Early October of Each Year
- Federally Funded
- Eligible Projects
  - Pedestrian & Bicycle Facilities
  - Safe Routes for Non-Drivers
  - Conversion of Abandoned Railway Corridors to Trails
  - Scenic Turnouts and Overlooks
  - Outdoor Advertising Management
  - Historic Preservation & Rehab of Historic Transportation Facilities
  - Vegetation Management
  - Archeological Activities
  - Stormwater Mitigation
  - Wildlife Management
- Must Reach Construction Within 3 Years of Award
- Must Complete Project Within 5 years of Award

### 5 MA (MULTIMODAL ACCESS)

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- Maximum Project of \$1,000,000
- 95% Grant, 5% Match – throughout project
- Cash as Match
- State Funded
- Applications go to RPO/MPOs first. If selected, go to TDOT to compete at State level
- Eligible Projects
  - Pedestrian & Bicycle Facilities
  - Safe Routes for Non-Drivers
  - Pedestrian Crossing Improvements
  - Park & Ride Facilities
  - Bus Turnouts
- Must Reach Construction Within 3 Years of Award
- Must Complete Project Within 5 years of Award

#### Other TDOT Related Programs:

- Safe Routes to School (SRTS)
  - Program no longer available
- Surface Transportation Block Grant (STBG)
  - Road and sidewalk improvements, as well as transportation master planning
  - 80% Grant / 20% Match
  - Federal Funding
  - For communities with population greater than 5,000

## TDEC—STATE REVOLVING LOAN FUND PROGRAMS

	6 CLEAN WATER SRF	7 DRINKING WATER SRF
➤ Fixed Interest Rates	Currently between 0.31% and 0.36%	Currently around 0.31%
➤ Terms	20, 25 or 30 Years No early payoff penalty Requires Fiscal/Rate Review of System	Up to 20 Years No early payoff penalty Requires Fiscal/Rate Review of System
➤ Grant	Up to 15% in form of Principal Forgiveness	Up to 20% in form of Principal Forgiveness
➤ Activities:	<ul style="list-style-type: none"> <li>▪ Wastewater Treatment Plant Improvements</li> <li>▪ Collection System Rehabilitation</li> <li>▪ System Studies/Evaluations</li> <li>▪ Design</li> </ul>	<ul style="list-style-type: none"> <li>▪ Water Quality Problems</li> <li>▪ Water Storage</li> <li>▪ Water Leakage Problems</li> <li>▪ Water Pressure Problems</li> <li>▪ Replacement or Rehabilitation Projects</li> <li>▪ Water Line Extensions</li> <li>▪ Water Sources</li> <li>▪ Design</li> </ul>

## US DEPARTMENT OF AGRICULTURE

### 8 RURAL DEVELOPMENT LOAN & GRANT PROGRAMS

- Community Facilities
- Water & Sewer Facilities
- Planning & Development
- Loan Refinancing

## TN HOUSING AND DEVELOPMENT AGENCY

### 9 HOME PROGRAM

- Rehabilitation and Reconstruction of substandard single-family housing for low-income households
- Max \$500,000 per community, a limit of \$750,000 can be awarded to a single county
- Traditionally due in the Spring of each year

## **CITY OF MILLERSVILLE**

### **ORDINANCE 02-410**

#### **AN ORDINANCE TO ESTABLISH A TOWING AUTHORITY FOR THE CITY OF MILLERSVILLE, TENNESSEE**

**WHEREAS**, the Board of Commissioners for the City of Millersville, Tennessee, believes there is a need to regulate the operation of wreckers within its city limits due to the amount of traffic passing through its boundaries both on its secondary roads as well as Interstate 65; and,

**WHEREAS**, the City of Millersville wishes to regulate the operation of wreckers within its city limits by and through a board specifically established for that purpose; and,

**WHEREAS**, the name, composition, and duties of the board are set out herein.

#### **NOW, THEREFORE, BE IT ORDAINED THAT:**

1. The City of Millersville hereby establishes a board for the purpose of regulating the operation of wreckers and/or any vehicles used for towing other vehicles.
2. The Board shall be known as the Millersville Towing Authority.
3. The Millersville Towing Authority shall be comprised of three persons, the make-up of which shall be one (1) member of the City Commission as appointed by the Mayor, the City Manager, one (1) private citizen who lives within the corporate boundaries of the City of Millersville as appointed by the Mayor, and approved by the City Commission.
4. The Millersville Towing Authority shall appoint a chairman and recording secretary from among its membership, and establish any other officers it deems appropriate for its operation.
5. The Millersville Towing Authority shall have the authority to establish rules and regulations pertaining to fees, permits, territories of operation, and/or other relevant rules and criteria, for the operation of wreckers or other towing vehicles within the city limits of the City of Millersville, Tennessee, as approved by the City Commission.
6. The Millersville Towing Authority shall hear all formal complaints lodged against any wrecker company or sole proprietor who tows vehicles for fees. The Board, after providing the wrecker company and/or operator an opportunity for a full and fair hearing, shall have the authority, through majority vote of the Board's full membership, to take disciplinary action against the wrecker company and/or operator up to and including reprimanding,

suspending or revoking the permit to operate a wrecker within the city limits of the City of Millersville.

THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

FIRST READING April 16, 2002

SECOND READING May 21, 2002

BOARD OF COMMISSIONERS

By: Robert E. Mobley  
Robert E. Mobley, Mayor

ATTEST:

By: Holly L. Murphy  
Holly L. Murphy, City Recorder

Approved as to Form and Legality

By: Robert G. Wheeler, Jr.  
Robert G. Wheeler, Jr., City Attorney

**Minutes of the Millersville Towing Authority Meeting  
Wednesday, April 9, 2003 @ 5:30 P.M.**

The Millersville Towing Authority met in a called meeting at City Hall on Wednesday, April 9, 2003. The following board members were present: Robert Mobley, Sheila Jones, and Ronnie Baucom.

1. Organization.

Mr. Mobley called the meeting to order at 5:35 p.m. The first item of business was the appointments of chairman and recording secretary.

Following a brief discussion, **Mr. Mobley made a motion to appoint Sheila Jones as chairman. Mr. Baucom seconded the motion. With no objections Mrs. Jones was named chairman.**

**Mrs. Jones made the motion to appoint Robert Mobley as recording secretary. Mr. Baucom seconded the motion. With no objections Mr. Mobley was named recording secretary.**

The next item of business was to establish the rules and regulations for wreckers operating within the city.

Following a brief discussion, **Mr. Mobley made a motion to adopt the State and Federal standards regulating towing services operating within the City of Millersville. Mrs. Jones seconded the motion. (Vote 3 yea – 0 nay.) Motion carried.**

2. Consider applications from towing companies requesting authorization to operate within the City of Millersville.

The Board proceeded to review applications from Ridgetop Towing and Millersville Paint and Body Shop and their request to be placed on the City's towing rotation schedule.

A lengthy and somewhat heated discussion took place involving representatives from Duke's, Luckshis, and Bullet Towing. The three (companies), currently on the city's rotation list, expressed opposition to these individuals being put on the rotation schedule. Neither of the two applicants was present.

After further discussion, **Mr. Baucom made the motion to allow Ridgetop Towing to be placed on the city's rotation schedule pending the confirmation of his insurance. The Board denied the request by Millersville Paint and Body Shop until all the required paperwork is submitted. Mr. Mobley seconded the motion. (Vote 3 yea – 0 nay.) Motion carried.**

3. Establish requirements for towing companies to be placed on the Police Department's rotation schedule for requested response to accidents within the City.

The Board did not take any action on this issue.

4. A general review of the towing related needs of the City and the establishment of requirements to meet those needs.

General discussion was held regarding a checklist and other procedural issues which will be discussed at a later date.

5. Adjournment.

**Mr. Mobley made a motion to adjourn, seconded by Mrs. Jones. (Vote 3 yea – 0 nay.) Motion carried.**

Meeting adjourned.

Respectfully Submitted

Holly L. Murphy  
City Recorder



## Millersville Towing Authority

### Notes regarding a general management meeting

Held on February 13, 2004

A meeting of the Towing Authority took place at 9:15 A.M. in the City Manager's office to consider procedural and policy issues and to consider the requests by two towing companies asking to be included in the rotation schedule used by the dispatch office.

Members Present: Vice Mayor Phillip Uldrich and City Manager Robert Mobley. The third position is vacant at this time due to Ronnie Baucom moving out of the City.

The following items were discussed and agreed upon as procedure:

- 1) In an effort to support local businesses, consideration was given to limiting the companies on the dispatch rotation to those located inside the city limits of Millersville. This is the policy used in Goodlettsville. Entering into the discussion was the fact that there are four companies located in the city, including one requesting inclusion on the rotation list, and that Ridgetop Towing had "Class C" equipment to handle the larger towing needs. It was agreed that this change would be in the best interest of the City and that the change would take place after 30 days notice to those companies that would be removed from rotation.
- 2) It was discussed and agreed that an annual application needed to be submitted by those companies on the rotation schedule. The application would update or confirm all pertinent information, including insurance and vehicle inspection compliance. This application will be designed with the assistance of the Police Department and dispatchers.
- 3) A request by Millersville Paint and Body to be added to the rotation list was approved. The fact that the Chief of Police owns this company was discussed with regard to a possible conflict of interest. It was decided that the rotation schedule should prevent the chance of special treatment and that the appearance of a potential conflict should not place limitations on a business.
- 4) A request by Harry's Towing to be added to the rotation list was denied because the business is not located in the city limits.
- 5) It was agreed that all companies on the rotation schedule must keep a current fee schedule on file with the City. The schedule must be updated if fees change. If a city owned vehicle must be towed, the city, as with all vehicle owners, has the option to choose which company tows the vehicle, regardless of rotation. Upon submitting a fee schedule, pricing for towing a city vehicle should be attached.

Notes made by Robert Mobley and reviewed by Phillip Uldrich.

**STATE OF TENNESSEE**  
**DEPARTMENT OF SAFETY**



**WRECKER SERVICE**  
**STANDARDS**  
**MANUAL**

TENNESSEE  
DEPARTMENT OF SAFETY  
WRECKER SERVICE STANDARDS

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### PURPOSE OF REGULATIONS

To establish policy, procedures and regulations for members of the Tennessee Department of Safety and towing firms concerning Wrecker Service Standards and to further insure the safe and efficient removal, storage and safekeeping of any and all vehicles being towed and placed into the custody of such wrecker service.

### DECLARATION OF POLICY

It is the policy of the Department of Safety to establish standards and utilize only those wrecker companies whose equipment, drivers, procedures and services conform to the following rules and regulations. The Commissioner shall be the final authority in all policies, procedures and regulations governed by this Wrecker Service Standards Manual.

It shall further be the policy of this department to allow any interested towing corporation, firm, or business an opportunity to submit an application for inclusion on the T.H.P. rotation call list. It should be fully understood by any and all interested parties that inclusion on the department's call list will be strictly governed by the provisions contained in this Wrecker Service Standards Manual. Corporations or firms which find these provisions too stringent may choose not to participate. Nothing in this manual shall be construed as coercion to any business. It shall simply be the choice of the business as to whether they choose to participate.

## RECOVERY, TOWING AND STORAGE STANDARDS

There are many instances in Tennessee involving motor vehicles where the owner or driver is either incapacitated, unavailable, or unable to make a decision about where their vehicle is to be towed or stored. These instances include, but are not limited to: motor vehicle accidents, abandoned vehicles, incarceration, and disabled motorists unfamiliar with the area.

In all of these cases the motorists have the right to expect the Tennessee Department of Safety to call a reputable and reliable towing company which possesses adequate equipment and qualified drivers to perform the necessary task. The public also expects the towing company that is called to be financially responsible for any damage which might occur during or after towing, as well as paying a reasonable rate for the services performed by the towing company. It is for these reasons that the Tennessee Highway Patrol has a rotating schedule wrecker list. The scheduled wrecker is used only in cases where the vehicle's owner, driver, or agent does not have a specific request.

In all other instances, the owner's request will be honored, when the arrival of such requested wrecker does not exceed a reasonable amount of time and when the vehicle does not present an immediate traffic hazard. Wrecker's which are not on the T.H.P. Call List and requested by owner/operators do not have to conform to the provisions of this manual.

The rules and regulations contained herein provide guidance to those operators of towing companies who are, or wish to be, included on the Tennessee Highway Patrol Rotating Schedule Wrecker List, and who are called upon to respond by officers in the performance of their official duties.

The Department of Safety has established these requirements in an effort to ensure that all services, provided by towing companies, requested by this department, are governed by the same standards without partiality.

## APPLICATION PROCEDURES FOR INCLUSION ON THE T.H.P. CALL LIST

- A. All applications and forms which need to be completed for inclusion on the T.H.P. rotation call list are contained in this manual. Each form must be completed and forwarded to the district captain for review.
- B. Wrecker companies carried on the call list prior to July 1, 1988, will be allowed to observe former requirements on equipment and zone assignments only. These wrecker companies are not relieved from the requirements of minimum insurance standards or other revisions disclosed in this manual.
- C. Any wrecker company, other than those previously addressed, which wishes to be included on the T.H.P. Call List and has a towing vehicle(s) and driver(s), which meet the standards and criteria set forth in this manual, may submit a request to the district captain for consideration.
- D. Qualifying wrecker companies must be a member of the Tennessee On-Line Purchasing System (T.O.P.S.).
  - 1. Wrecker companies, who are not currently members of T.O.P.S., must submit a Vendor Registration Application for inclusion on T.O.P.S.
  - 2. Wrecker companies, which are disapproved by T.O.P.S., will not be carried on the T.H.P. Call List.
- E. Wrecker company drivers must possess a valid driver license. A commercial driver license will be required, when operating a class vehicle which requires such (i.e., vehicles with a G.V.W.R. in excess of 26,000 lbs.).
  - 1. The company will provide the Department of Safety with a list of all employees who will be required, at any time, to drive a towing vehicle. The list shall contain the full name, driver license number and date of birth of each driver. A driver license check will be performed and, if any driver is found to be revoked, suspended or cancelled, the company will be notified. Such employee will not be permitted to respond, or drive any wrecker, to any call initiated by the T.H.P., until such time the employee has satisfied all requirements and the license has been reinstated.

2. After the initial driver license check, the company will be required to maintain a driver license file for each employee and ensure that driver license(s) remain valid. This file will be presented, upon request, to the district captain, or a designated representative, at any time.
  3. The company shall notify the district captain, in writing, of any driver changes or any actions committed by a driver which would cause that driver to be suspended, revoked or cancelled.
  4. If any newly hired employee(s) will drive a wrecker for the company, the district captain will be notified in writing and a driver license check will be performed on those individuals as well.
- F. Wrecker company owners, or drivers, will not be allowed to participate on the T.H.P. Call List, if convicted of a felony which occurs or has occurred after July 1, 1988, which was the first effective date of this provision.
- G. Any company, removed from the list for a period of more than thirty (30) days and requesting reinstatement, will be regulated by all requirements set forth in this manual.

#### ESTABLISHMENT OF CLASS SYSTEM AND CRITERIA FOR EACH CLASS

- A. Four (4) distinct wrecker classes have been established and the following criteria must be met for each class for inclusion on the T.H.P. Call List:
- B. CLASS A - For towing passenger cars, pick-up trucks, small trailers, etc. This classification also includes "wheel lift" type vehicle transporters.
1. The tow truck chassis shall have a minimum manufacturer's capacity of one (1) ton (10,000 lbs. G.V.W.R.);
  2. Individual boom capacity of not less than four (4) tons;
  3. Individual power winch pulling capacity of not less than four (4) tons;
  4. A minimum of one hundred (100) feet of 3/8 inch, or larger, cable on each drum;

5. Wheel lift capable of picking up a passenger car or pick-up truck;
  6. Belt-type cradle tow plate or tow sling to pick up vehicles; cradle or tow plate to be equipped with safety chain;
  7. Dollies.
  8. Wheel Lift: wreckers possessing equipment capable of lifting the vehicle by the wheels only, with nothing touching the vehicle body.
    - a) Wheel lift wreckers shall meet all Class "A" requirements, excluding the belt-type cradle tow plate or tow sling.
    - b) Safety restraint straps (nylon straps with ratchets or the equivalent), shall be provided to secure the towed vehicle tires into the wheel lift forks.
- C. CLASS B - For towing medium size trucks, trailers, etc.
1. The tow truck chassis shall have a minimum manufacturer's capacity of one and one-half (1 1/2) tons (18,000 G.V.W.R.).
  2. Boom Specifications:
    - a) Double boom so constructed as to permit splitting; each boom to operate independently or jointly; individual boom capacity of no less than eight (8) tons and individual power winch pulling capacity of not less than eight (8) tons; or,
    - b) Single boom with no less than a sixteen (16) ton capacity and a power winch pulling capacity of no less than sixteen (16) tons;
  3. Two hundred (200) feet, or more, of 7/16 inch, or larger, cable on each drum;
  4. Cradle tow plate or tow sling to pick up vehicle; cradle or tow plate to be equipped with safety chain.



D. CLASS C - For towing large trucks, road tractors and trailers.

1. The tow truck chassis shall have a minimum manufacturers' capacity of not less than three (3) tons (30,000 G.V.W.R.).
2. Boom Specifications:
  - a) Double boom so constructed as to permit splitting; each boom to operate independently or jointly; individual boom capacity of no less than twelve and one-half (12 1/2) tons; or,
  - b) Single boom with no less than a twenty-five (25) ton capacity and a power winch pulling capacity of no less than twenty-five (25) tons;
3. Two hundred (200) feet or more of 9/16 inch, or larger, cable on each drum;
4. Airbrakes so constructed as to lock wheels automatically upon failure;
5. When utilizing a Class C wrecker, only tandem drive axle wreckers will be used.

E. CLASS D - Vehicle transporters designed to tow or carry passenger cars, pick-up trucks, small trailer, etc. This classification includes "car carrier" or "rollback" type vehicle transporters.

1. Car Carrier vehicle transporters:
  - a) The truck chassis shall have minimum manufacturer's capacity of one (1) ton (10,000 lbs. G.V.W.R.);
  - b) Lift cylinders:
    - (1) Two (2) with a minimum three (3) inch bore each; or,
    - (2) One (1) with a minimum five and one-half (5 1/2) inch bore;
  - c) Individual power winch pulling capacity of not less than four (4) tons;
  - d) Fifty (50) feet or more of 5/16 inch or larger cable on winch drum;

- e) Two (2) safety chains for securing vehicle to carrier bed;
  - f) Carrier bed shall be a minimum of sixteen (16) feet in length and a minimum of eighty-four (84) inches in width inside side rails;
  - g) Cab protector, constructed of solid steel or aluminum, that extends to a height of four (4) feet above the floor or to a height at which it blocks the forward movement of the bumper of the vehicle being towed.
- F. Each District Communications Section shall maintain a call list for each wrecker class (A, B, C and D).

#### EQUIPMENT

- A. Boom capacity specifications will normally be indicated by the manufacturer. In the event that a wrecker service utilizes a boom that does not indicate a specific capacity, it must be capable of performing all functions in its respective class of operation. Failure to perform towing and recovery operations in the respective class shall cause such wrecker to be removed from participation.
- B. Wrecker companies shall be responsible for carrying the equipment necessary for removal of glass and other debris from highways following each accident. The wrecker operator is responsible for utilizing the equipment for such removals (TCA 55-8-170).
- C. Preferably, wrecker companies will have at least two (2) units capable of highly efficient performance to go to the scene of an accident should they be requested.
- D. Emergency Equipment:
  - 1. At least one (1) functional, amber-colored, rotor-beam or strobe type light shall be permanently mounted on the top of the wrecker. No other color will be approved by the Department. All emergency flashers and directional lights showing to the front must be amber in color;

2. Amber lights shall be fully activated while proceeding to the scene, while at the scene, and towing from the scene;
3. Sirens on wreckers or service trucks are prohibited.

E. Additional Equipment Required:

1. At least one (1) heavy-duty push broom;
2. Flood lights mounted at a height sufficient to illuminate the scene at night;
3. One (1) shovel;
4. One (1) axe;
5. One (1) pinchbar, prybar or crowbar;
6. One (1) set of bolt cutters;
7. Minimum of one (1), fully charged, 20 lb. fire extinguisher having an Underwriters Laboratory rating of four (4) A:B:C: or more. The fire extinguisher must be securely mounted on the vehicle;
8. Minimum of one (1) 50 lb. bag of a fluid absorption compound;
9. At least three (3) flares or three (3) red emergency reflectors;
10. One (1) set of tire chains, for all vehicles likely to encounter conditions requiring them;
11. The towed vehicle must be capable of displaying all lights on the rear of the vehicle, while in tow. When this is not possible, a light bar must be attached to the rear most vehicle while in tow. The bar must consist of two (2) tail lamps, two (2) stop lamps and two (2) turn signals. All lights must be fully operational.

F. The appearance of wreckers shall be reasonably good with equipment painted.

G. All tow trucks shall display the company's name and address. Such information shall be painted on, or permanently affixed, to both sides. All lettering shall be at least three (3) inches high. Magnetic signs will not be permitted.

## INSURANCE

- A. Each towing company assumes the liability for personal injury or property damage resulting from an employee's intentional or negligent act(s) from the time contact is made with any vehicle to be towed. Each towing company assumes full liability for all items of value in the vehicle.
- B. Each towing company shall maintain the following policies of insurance according to the minimum limits set forth in this section. Each policy shall be in the name of the towing company, or its owner, and shall include coverage for towing and storage. The policy shall be effective for a minimum of a three (3) month period. It is not the intent of the Department to limit the towing company to the type and amount of insurance required herein.
1. Any wrecker service utilized by the Department shall be properly licensed and insured.
  2. All wrecker and storage facilities shall be inspected by the Department and a certificate of insurance filed before being placed on the T.H.P. Call List.
  3. Insurance must be sufficient to compensate for any loss of or damage to property entrusted to the wrecker company.
  4. Liability coverage must be equal to the minimum amounts specified in this manual. Insurance coverage may be provided in a single policy or separate split policies. Regardless of the type of policy or policies, the total amount of coverage must equal those amounts listed below, per accident.
    - a) Minimum vehicle liability amounts:

(1) Class A and D	\$300,000
(2) Class B	\$500,000
(3) Class C	\$750,000
    - b) Minimum garage keepers liability policy for \$25,000 to cover loss by fire, theft, etc.
    - c) Minimum "on-hook" coverage:

(1) Class A and D	\$ 25,000
(2) Class B	\$ 65,000
(3) Class C	\$100,000

d), Wrecker companies "on-hook" coverage may be included in the garage keepers liability policy. It may also be provided as a separate policy, dependent upon the underwriter. In any event, both garage keeper's liability and "on-hook" insurance coverage must be carried by the company. The minimum rates established by this manual are in no way intended to limit the amount of coverage deemed appropriate by owners.

4. Wrecker service operators shall have insurance agents submit an insurance certificate to the district captain of the T.H.P. in their area.

B. Insurance Renewal:

1. Certificates of insurance must be submitted to the district captain ten (10) days prior to the renewal date.
2. Insurance carriers shall notify the district captain immediately if a policy is cancelled.
3. The owner of the wrecker company shall make written notification of any changes in insurance coverage (i.e., changing companies, vehicles, etc.), to the district captain within ten (10) days prior to the change.

C. Violation of any of the above insurance requirements or regulations shall be cause for suspension or removal from the T.H.P. Call List.

STORAGE FACILITIES

A. Wrecker services must be equipped to provide a lot or building for proper, safe and secure storage.

1. The storage facility must be located in close proximity to the wrecker service.
2. The wrecker service shall be responsible for storing, safekeeping, and preventing vandalism of all vehicles and contents towed for the Department of Safety.
3. The storage facility shall be staffed, or available for access, between the hours of 8 a.m. and 5 p.m., Monday through Friday, excluding legal holidays.

4. When a hold Order is placed on a vehicle by a commissioned officer of the Department of Safety for the furtherance of an investigation, the vehicle shall be placed in an area that is not accessible to the general public, in an effort to preserve evidence, until such time that all evidence has been recorded, or retrieved, and the hold on the vehicle is released.
- B. The district captain, or a designated representative, will be notified of all vehicles which are towed at the request of the Department and have been held over fifteen (15) days.
- C. Violation of any of the above requirements, or regulations, shall be cause for suspension or removal from the THP Call List.

#### ANNUAL INSPECTIONS

- A. The district captain shall ensure that all wrecker and storage facilities are physically inspected each year. The time of the annual inspection will be established by each district captain and such inspection will remain valid, but not exceed, a 12 month period. This does not mean that a reinspection could not be performed at any time during this 12 month period should circumstances warrant. This inspection shall include the checking of equipment, driver files, insurance, tow and storage rates, and other records necessary to ensure that all requirements of this manual are being met.
  1. Current tow and storage rates shall be posted in a conspicuous place at the wrecker company and a copy filed with the district captain.
  2. A chronological record of vehicles towed and the charges billed, as a result of calls given from T.H.P. rotation list, shall be maintained and presented to the district captain, or a designated representative, upon request for inspection. Records will be kept for a three-year period.
  3. The district captain, or a designated representative, may inspect wrecker companies at any time during normal business hours.
  4. After the completion of each inspection, the district captain shall inform the communications supervisor whether the wrecker company will be added to or deleted from the call list.

- B. Upon satisfying all requirements at the time of inspection, a sticker furnished by the Department shall be affixed to the window, on the driver's side, of each vehicle passing inspection.
1. Each vehicle that the company owns and chooses to participate on the T.H.P. Call List must be inspected, regardless of class.
  2. Wreckers dispatched by T.H.P. arriving at scene without the sticker, or if sticker is expired, shall not be used.
  3. Stickers will remain valid for a one (1) year period. A thirty (30) day grace period will be given. Additional extensions may be granted only by approval of district captain.
  4. Each sticker will display a number that is unique to the vehicle that has passed inspection. Each vehicle owned by the company will display a different number.
  5. The decal registration certificate card (furnished with decal) will be completed by the inspector and kept in the vehicle at all times.
  6. Any newly purchased vehicle which the company chooses to participate must pass inspection. The company must contact the district captain to schedule an inspection time.
- C. Provisions of this section shall not apply to wreckers which are requested by owner/operator and not on T.H.P. Call List.

#### CALL AND NOTIFICATION PROCEDURES

- A. When a member of the T.H.P. is dispatched to an accident, motorist assist, or any other request for assistance, the investigating officer, after determining the need, shall contact the dispatcher. The dispatcher will notify the next scheduled wrecker to respond, provided that the affected parties have not already made contact with a wrecker company of their choice. No wrecker shall remove a wrecked vehicle from the scene without it being investigated by a law enforcement agency.

1. Calls made to a wrecker company directly from an investigating officer are not acceptable. Requests must be made by a T.H.P. dispatcher.
  2. Officers are not permitted to directly contact wrecker companies by cellular phones in patrol units.
- B. Wreckers shall be available for immediate response twenty-four (24) hours a day.
1. They must respond in a reasonable length of time, as determined by the requesting officer, or the next scheduled wrecker will be called and the first one will lose its turn. Continual slow responses shall be noted and addressed by the district captain.
  2. The responding wrecker(s) must be one displaying the company's name as called by the T.H.P. dispatcher.
  3. Wrecker companies cannot refer a call to another wrecker company or substitute another company's wrecker to avoid losing a turn on the T.H.P. Call List.
  4. Wrecker services shall accept "collect calls" from the T.H.P. dispatcher or lose their place on rotation.
  5. Operators refusing a call, or failing to respond promptly to a call, may be removed from the call list.
  6. Wrecker companies are restricted to a maximum of two (2) telephone numbers on the T.H.P. Call List. "Call Waiting" and "Call Forwarding" are recommended; pagers and beepers are not allowed.
  7. Wrecker operators who fail to answer a call will lose the call. If two (2) consecutive calls are missed on the rotation of the list an investigation will be made by the T.H.P. district captain and suspension or removal will be considered.
- C. If wrecker operators desire to be off-duty for any length of time, they shall inform the T.H.P. dispatcher to avoid losing their turn on the call list. Upon returning, the wrecker operator will be placed back on the rotating list.



- D. Only one (1) wrecker company shall be called to any one (1) vehicle accident. If additional equipment or recovery vehicles are needed to adequately complete a tow (i.e., tractor-trailer rollover or difficult auto recovery), the severity of the situation and the estimated response time of additional equipment will be weighed by the officer at the scene, who will be the deciding authority.
- E. When multiple cars are involved and multiple wreckers are called:
1. The first wrecker arriving at the scene will tow the car causing the greatest traffic hazard, which will be determined by the member of the Tennessee Department of Safety.
  2. If a requested wrecker arrives first, the wrecker will help remove vehicles causing traffic hazard from roadway, then pick up the requested tow.
  3. If a wrecker service has two (2) wreckers, two (2) vehicles may be towed without loss of turn on the rotation, provided both wreckers can respond simultaneously and both have passed inspection and been certified.
  4. In the event of an extreme emergency, the investigating officer may request the nearest available scheduled wrecker, or dispatch any class wrecker from the nearest location to expeditiously remove affected vehicles. Should this occur, members will make thorough notations for courses of action taken on the Tow/No-Tow Report (SF-0156).
- F. When a wrecker company receives a call for a Class "C" wrecker, it will not affect the wrecker company's status on either the "A," "B," or "D" Class lists.
- G. All wreckers shall be prohibited from "chasing" or "running" wrecks or "break-downs," without a bona fide call from T.H.P. dispatcher or request from the owner.
- H. Wrecker companies are expressly prohibited from calling T.H.P. dispatcher to determine their place on the call list. Concerns of position or placement on the call list will be addressed by the district captain.

- I. If a wrecker service is at the scene of an accident when the trooper arrives without being called by the Department or person(s) involved; the wrecker service will be sent back by the trooper and loose its turn on the T.H.P. Call List.

#### SERVICE PROCEDURES AND ZONE ASSIGNMENTS

- A. Wrecker companies will be listed only once on each T.H.P. Call List and only in the name under which they are qualified in conducting business in this state. In counties where different zones are located, a wrecker company may be listed in each zone only if they have facilities and equipment located in that zone where they wish to be listed. The facilities and equipment must meet the standards previously stated in this manual. It is prohibited for a wrecker service operator, conducting business at one location, to receive multiple listings or classifications by utilizing a different or fictitious name for trucks operating out of the same location, or out of different locations within the same zone. When two or more corporations are owned by the same individual(s), partnership or parent corporation, each may have a separate listing only if each towing service has a distinctly separate storage facility and different corporate officers. It is prohibited for two or more wrecker service operators, owned in whole or in part by the same individual, partnership or parent corporation, to be qualified to operate in the same zone.
- B. All wrecker company operators are expected to be familiar with and comply with all applicable federal regulations and traffic laws of the State of Tennessee.
- C. Wrecker companies shall abide by all rules and regulations as established in this manual.
- D. Wrecker company operators shall not perform repair work on towed vehicles without the owner's written consent.
- E. Wrecker company operators shall transport a vehicle to any location requested by the owner/operator after financial obligations have been finalized.
- F. Personal property contained in towed vehicles must be released to owners upon their request, unless investigating officer orders otherwise.

- G. Soliciting at the accident scene is prohibited by the owner, operator or representative of any wrecker company.
- H. In the event that a vehicle is to be held to retrieve evidence, (i.e., felony investigation) a hold order may be placed on a vehicle and such order will be honored by the wrecker company.
- I. When no hold order is placed, the vehicle shall be released to the owner, upon proof of ownership and when the necessary financial transactions between vehicle owner and wrecker service are completed.
- J. Violation of any of the above requirements, or regulations, shall be cause for suspension or removal from the T.H.P. Call List, after investigation is made by this Department.

#### TOW AND STORAGE RATES

- A. The Tennessee Department of Safety shall not establish tow rates. However, rates should be consistent with those of competitors in the same geographical area and be fair and equitable to all affected parties.
- B. Rate Guidelines:
  - 1. Rates begin upon arrival "at scene," unless called out-of-zone; then time starts when called by T.H.P. dispatcher.
  - 2. Storage rates begin 24 hours after a vehicle is towed.
  - 3. When wreckers are required to wait at the scene for functions to be performed by other emergency personnel, a rate of one-half (1/2), of those normally charged by the company will not be exceeded.
  - 4. Rates for unloading/loading of cargo will be assessed to the closest quarter (1/4) hour.
  - 5. Normal rates will not apply, when dealing with hazardous materials or using specialized equipment.
  - 6. A wrecker operator may request additional specialized equipment, only after arrival at the scene and assessing the need for such equipment, and only after obtaining approval from the investigating officer.

7. A wrecker operator who uses a Class "B" or Class "C" wrecker to tow a vehicle in a lower classification must charge towing rates equitable to other wreckers towing in that classification.
8. The vehicle owner/operator shall be responsible for payment of towing and related service charges prior to delivery or release of the vehicle by the towing company.
9. The district captain shall remove from the T.H.P. Call List any wrecker company whose tow rates are found to be excessive as a result of an investigation, and do not reflect charges assessed by other wrecker firms for similar services in the same geographical area.

#### COMPLAINTS

- A. If the owner of a vehicle believes that the vehicle was towed and/or charged unjustly, a complaint may be filed with the field lieutenant having jurisdiction in the area where the vehicle was towed.
  1. The field lieutenant shall contact the wrecker service involved and conduct an investigation. Within five (5) days, the lieutenant shall forward the complaint with his/her recommendation to the district captain.
  2. The district captain will review all correspondence and render a decision. Copies of complaints, investigative reports, and recommended action will be forwarded to the Colonel/Deputy Commissioner's office within ten (10) working days after receiving the initial report from the investigating lieutenant.
  3. If the investigation reveals that the said vehicle was towed and/or charged unjustly, the owner shall have his/her vehicle released to him/her without charge or for an amount determined by the district captain.

4. Any valid complaint will result in suspension from the T.H.P. Call List of towing privileges for a period determined by the district captain, not to exceed thirty (30) days unless directed otherwise by the commissioner or a designated representative. Should this occur, the wrecker service will be notified, in writing, by the district captain or a designated representative.
  5. Two (2) or more incidents, in which the wrecker service is found to be in violation of the provisions of this section, shall cause such company to be removed from the T.H.P. Call List for a period to be determined by the Commissioner.
- B. Should any wrecker service desire a review of the decision, they shall contact the district captain which made the initial decision.
1. The district captain may, at his/her discretion, schedule a meeting to discuss the concerns of the wrecker service and present an explanation of the reasons for the recommended action.
  2. Should the district captains decision not be agreeable to the wrecker service, they may request that the Commissioner review the case. The Commissioner, or a designated representative, will review all relative information and advise the wrecker service of the department's decision.
- C. This policy should not be construed in any way to conflict with state law.

## T.H.P. DISTRICTS BY COUNTY

### DISTRICT 1 - KNOXVILLE

Tennessee Highway Patrol  
7601 Kingston Pike  
Knoxville, TN 37919  
(615)693-7311

Anderson	Morgan
Blount	Roane
Campbell	Scott
Knox	Sevier
Loudon	Union
Monroe	

### DISTRICT 2 - CHATTANOOGA

Tennessee Highway Patrol  
4120 Cummings Highway  
Chattanooga, TN 37409  
(615)821-5151

Bradley	McMinn
Coffee	Meigs
Franklin	Polk
Grundy	Rhea
Hamilton	Sequatchie
Marion	

### DISTRICT 3 - NASHVILLE

Tennessee Highway Patrol  
1603 Murfreesboro Road  
Nashville, TN 37217  
(615)741-2060

Cheatham	Robertson
Davidson	Rutherford
Dickson	Stewart
Houston	Sumner
Humphreys	Williamson
Montgomery	Wilson

### DISTRICT 4 - MEMPHIS

Tennessee Highway Patrol  
6348 Summer Avenue  
Memphis, TN 38134  
(901)386-3831

Crockett	Lake
Dyer	Lauderdale
Fayette	Obion
Hardeman	Shelby
Haywood	Tipton

### DISTRICT 5 - FALL BRANCH

Tennessee Highway Patrol  
Box 186  
Fall Branch, TN 37656  
(615)348-6144

Carter	Hawkins
Claiborne	Jefferson
Cocke	Johnson
Grainger	Sullivan
Greene	Unicoi
Hamblen	Washington
Hancock	

### DISTRICT 6 - COOKEVILLE

Tennessee Highway Patrol  
Box 826  
Cookeville, TN 38501  
(615)528-8496

Bledsoe	Overton
Cannon	Pickett
Clay	Putnam
Cumberland	Smith
DeKalb	Trousdale
Fentress	VanBuren
Jackson	Warren
Macon	White

### DISTRICT 7 - LAWRENCEBURG

Tennessee Highway Patrol  
1209 N. Locust Avenue  
Lawrenceburg, TN 38464  
(615)766-1425

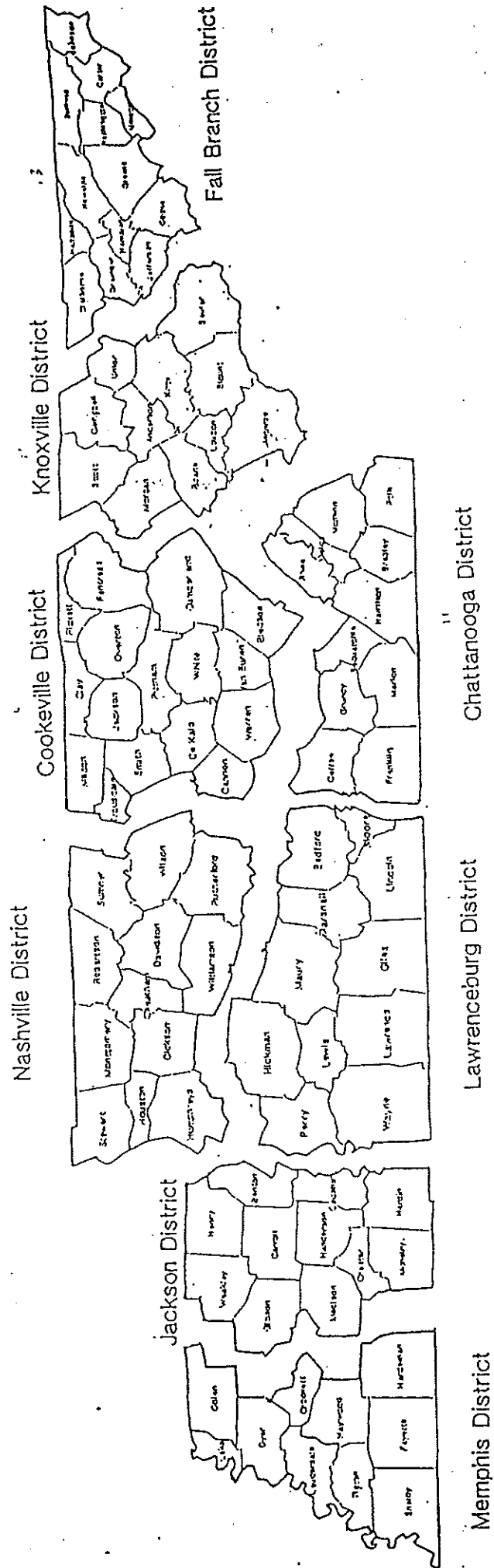
Bedford	Marshall
Giles	Mauzy
Hickman	Moore
Lawrence	Perry
Lewis	Wayne
Lincoln	

### DISTRICT 8 - JACKSON

Tennessee Highway Patrol  
20 Country Club Lane  
Jackson, TN 38301  
(901)423-6630

Benton	Henderson
Carroll	Henry
Chester	Madison
Decatur	McNairy
Gibson	Weakley
Hardin	

# TENNESSEE DISTRICTS BY COUNTY



## INFORMATION FOR COMPLETING FORMS:

- A. *After thoroughly reading manual, towing firms choosing to participate may do so by completing and submitting the following applications and forms to the Tennessee Highway Patrol Headquarters in their respective districts. It is suggested that copies of all original forms be maintained by the company.*
1. Tennessee Highway Patrol Wrecker Service Application.
  2. Driver/Insurance Qualification Form.
    - a) *Attach copies of current insurance certificates to this form.*
    - b) *Driver history and background checks will be conducted prior to physical inspection of equipment and facility. Any discovery of ineligible drivers will be noted and the company will be advised of that fact.*
  3. Company Information Disclosure Form.
    - a) *Disclose registered business name of company.*
    - b) *List ALL wreckers which are to be considered for inspection. This will enable the inspector to be adequately prepared beforehand to perform equipment and facility inspections as quickly as possible.*
  4. Complete Vendor Registration Form/Bidders Application.
    - a) *Mail original application to:*  
  
*Department of General Services  
Division of Purchasing  
C2-211 Central Services Building  
Nashville, Tennessee, 37243-1340*
    - b) *Mail a copy of original with all other applications and forms to Tennessee Highway Patrol Headquarters.*
  5. Complete Tow/Storage Rate Form and submit.
    - a) *Complete for each class.*
    - b) *Attach supplement which includes rates for other services provided if applicable.*
  6. *After receiving all applications and forms as indicated above, the district captain or a designated representative will review all information. Once all information is determined to be satisfactory, the district captain or the designated representative will contact the company to schedule an inspection time and date. The Department of Safety reserves the right to set policy and administer the guidelines contained in this manual.*



TENNESSEE HIGHWAY PATROL  
WRECKER SERVICE APPLICATION  
FOR THP CALL LIST

Date of Application: \_\_\_\_\_

TO: CAPTAIN  
DISTRICT  
ADDRESS

Dear Captain:

I, \_\_\_\_\_, submit this, my  
\_\_\_\_\_  
(Name of Owner)  
formal request, as owner or proprietor of \_\_\_\_\_  
(Wrecker Service)  
and do hereby request to be included on the Tennessee Highway Patrols' Rotating  
Wrecker call list.

I further attest that I have read, understand, and will comply with all  
provisions governing the use of wrecker services as contained in the Tennessee  
Department of Safety's Wrecker Service Standards Manual while performing  
services requested by the members of the Tennessee Department of Safety.

I do solemnly swear/affirm that all statements made in connection with this  
application are true to the best of my knowledge.

Respectfully submitted,

\_\_\_\_\_  
Name of Wrecker Service

\_\_\_\_\_  
Name of Owner

\_\_\_\_\_  
Date



STATE OF TENNESSEE  
DEPARTMENT OF SAFETY  
DRIVER/INSURANCE QUALIFICATION

I, being owner or proprietor of \_\_\_\_\_  
wrecker service do hereby submit this listing of all personnel who are employed by this company  
and will at any time be required to drive a wrecker or perform emergency roadside assistance as  
directed by members of the Tennessee Department of Safety. I further authorize the Tennessee  
Department of Safety to conduct a driver license and criminal history check on the personnel as  
authorized and in compliance with regulations established by the Wrecker Service Standards  
Manual.

PERSONNEL EMPLOYED BY COMPANY TO DRIVE WRECKERS (Including Owners)						
NAME		D.O.B.	DRIVER LICENSE NUMBER	CLASS	VALID	N.C.I.C. CHECK ACCEPTABLE
1.)					<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
2.)					<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
3.)					<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
4.)					<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
5.)					<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

As further directed by regulations I am submitting the following insurance information for review.

Name of insurance company carrying vehicle liability \_\_\_\_\_

Name of insurance company carrying garage keepers liability \_\_\_\_\_

Name of insurance company carrying "on hook" liability \_\_\_\_\_

INSURANCE LIABILITY INFORMATION	Agent's Name	Telephone Number	Policy Number	Amount	Exp. Date
Vehicle liability					
Garage keepers liability					
Liability of wrecker on highway (on-hook)					

I hereby certify and attest that all vehicles which will be used by members of the Tennessee Department of Safety  
meet the minimum insurance requirements established in the Wrecker Service Standards Manual which are:

Class A & D — \$300,000 vehicle liability per accident	Class A & D — \$ 25,000 "on hook" coverage
Class B — \$500,000 vehicle liability per accident	Class B — \$ 65,000 "on hook" coverage
Class C — \$750,000 vehicle liability per accident	Class C — \$100,000 "on hook" coverage
All Classes — 25,000 garage keepers liability	

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

I have also attached copies of current insurance certificates to be kept on file with the Tennessee Highway Patrol.

\*Use additional sheets if necessary



STATE OF TENNESSEE  
DEPARTMENT OF SAFETY  
TOW/STORAGE RATES DISCLOSURE

Name of Wrecker Service: \_\_\_\_\_

County: \_\_\_\_\_

The following is a current listing of tow/storage rates charged by this company:

Class	Winching Per Hour	Loaded Out Of Zone/Per Mile	Dollies	Daily Storage	Maximum Flat-Rate In-Zone Towing	Loading/Unloading Per-Hour/Per Employee

List other services performed and fees for those services here:

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I hereby certify and attest the figures listed above are true and correct:

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date



STATE OF TENNESSEE  
DEPARTMENT OF SAFETY  
COMPANY INFORMATION  
DISCLOSURE

The following information is being submitted for review

A. **NAME OF WRECKER SERVICE** \_\_\_\_\_  
Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
Name of Owner \_\_\_\_\_ D.L. # \_\_\_\_\_  
Address \_\_\_\_\_ Home Phone # \_\_\_\_\_

B. **WHERE LICENSED TO DO BUSINESS**  
Name of City \_\_\_\_\_ and/or County \_\_\_\_\_  
Business License Number: \_\_\_\_\_

D. **LOCATION OF WRECKER/WRECKERS:**  
Name of City \_\_\_\_\_ and/or County \_\_\_\_\_  
Business License Number: \_\_\_\_\_

E. **LOCATION OF STORAGE FACILITIES:**  
Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
Distance from wrecker location \_\_\_\_\_  
Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
Distance from wrecker location \_\_\_\_\_

F. **IS STORAGE FACILITY STAFFED 8 A.M.-5 P.M.** ☐ Yes ☐ No

G. **TYPE OF STORAGE PROVIDED** ☐ Inside ☐ Outside

H. *The following is a complete listing of all the wreckers to be inspected and considered for use by the Tennessee Highway Patrol:*

WRECKERS REGISTERED OR OWNED BY COMPANY				
CLASS	YEAR	MAKE	PLATE NUMBER	VIN
1.)				
2.)				
3.)				
4.)				
5.)				

Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_

\*Use additional sheets if necessary

# TENNESSEE HIGHWAY PATROL FACILITIES AND EQUIPMENT INSPECTION REPORT

COMPANY NAME: \_\_\_\_\_ OWNERS NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 TELEPHONE: Day \_\_\_\_\_ Night \_\_\_\_\_  
 DATE OF INSPECTION: \_\_\_\_\_ DISTRICT: \_\_\_\_\_ COUNTY: \_\_\_\_\_

## PRE-INSPECTION REQUIREMENTS

Wrecker Service Application On File ☐ Yes ☐ No Driver/Owner Requirements Satisfied ☐ Yes ☐ No  
 Insurance Requirements Satisfied and Certificates on File ☐ Yes ☐ No Copy of Tow/Storage Rates On File ☐ Yes ☐ No  
 Company Information Disclosure Form On File ☐ Yes ☐ No Vendor Bid Registration Form (TOPS) On File ☐ Yes ☐ No

Until all of the above are satisfied, inspection of facility and equipment cannot be completed. Once satisfied, the pre-inspection requirement sections need not be completed again, regardless of number of wreckers to be inspected.

## FACILITY/STORAGE REQUIREMENTS

To be completed only after all pre-inspection requirements are satisfied.

Storage Area Sufficient ☐ Yes ☐ No Driver License File Of Employees Current ☐ Yes ☐ No  
 Current Tow/Storage Rates Posted ☐ Yes ☐ No Staffed 8 a.m. to 5 p.m. ☐ Yes ☐ No  
 Chronological Listing Of Vehicles Towed and ☐ Yes ☐ No Facility Requirements Satisfied ☐ Yes ☐ No  
 Charges Billed Current

If no to above, explain: \_\_\_\_\_

\* Until all facility/storage requirements are satisfied, equipment inspection cannot be completed. Again, the facility/storage requirements section needs to be completed only once.

WRECKER/EQUIPMENT INSPECTION						
SEPARATE FORM TO BE COMPLETED FOR EACH WRECKER INSPECTED						
CLASS	MAKE	MODEL	VIN	PLATE	DECAL #	EXP DATE

COMPLETE FOR ALL CLASSES			COMPLETE FOR CLASS A ONLY			COMPLETE FOR CLASS C ONLY		
EQUIPMENT	SAT	UNSAT	EQUIPMENT	SAT	UNSAT	EQUIPMENT	SAT	UNSAT
Amber Colored Light			Chassis 1 Ton			Chassis 3 ton 30,000 GVWR		
AXE			10,000 GVWR			Boom/Power Winch		
Bolt Cutters			Boom/Power Winch			Specifications		
Company Name, & Address			Specifications 4 Ton			<input type="checkbox"/> Single 25 Tons		
(3 Inch Letters)			Cable 100'			<input type="checkbox"/> Double 12 1/2		
Cradle Tow Plate or Tow Sling			3/8 inch			Cable 200' 9/16"		
Fire Extinguisher			Dollies (if applicable)			Air Brakes (lock)		
20 lb. A.B.C. (UL)			Wheel Lift (if applicable)			Tandem Drive Axle		
Flares/Reflectors			COMPLETE FOR CLASS B ONLY			COMPLETE FOR CLASS D ONLY		
Flood Lights			EQUIPMENT	SAT	UNSAT	EQUIPMENT	SAT	UNSAT
Fluid Absorption			Chassis 1 1/2 Ton			Chassis - 1 Ton		
Compound (50 lbs)			18,000 GVWR			10,000 G.V.W.R.		
Heavy-Duty Push Broom			Boom/Power Winch			Lift Cylinder(s)		
Pinchbar, Prybar, Crowbar			Specifications			Single <input type="checkbox"/> 3 1/2" Bore		
Portable Light Bar			<input type="checkbox"/> Single 16 Tons			Double <input type="checkbox"/> 3" Bore each		
Safety Chains			<input type="checkbox"/> Double 8 Tons			Power Winch 4 Tons		
Tire Chains			Cable 200' 7/16"			Cable 50' 3/16"		
Safety Restraint Straps						Two (2) Safety chains		
Shovel						for securing vehicle to bed		
						Carrier Bed 16' length		
						84" Inside Width		
						Cab Protector 4' above bed		

## WRECKER/EQUIPMENT REQUIREMENTS

To be completed only after pre-inspection, and facility storage requirements have been satisfied. Unlike the other two sections, this section is to be completed for each wrecker inspected. Does wrecker/equipment ☐ Pass ☐ Fail

If passed, Department of Safety decal number \_\_\_\_\_ then place this number and expiration date in the wrecker/equipment inspection section.

If failed, explain \_\_\_\_\_

Pursuant to the policies, procedures, and regulations established by the Tennessee Department of Safety, this wrecker company has been inspected and satisfies all minimum requirements set forth.

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_  
 I approve that this wrecker company shall be used on the Tennessee Highway Patrol call list and that the communication section has been notified.  
 Signature of District Captain \_\_\_\_\_ Date \_\_\_\_\_



Department of Safety, Authorization No. 349131, 2,000 copies. This public document was promulgated at a cost of 43¢ per copy.

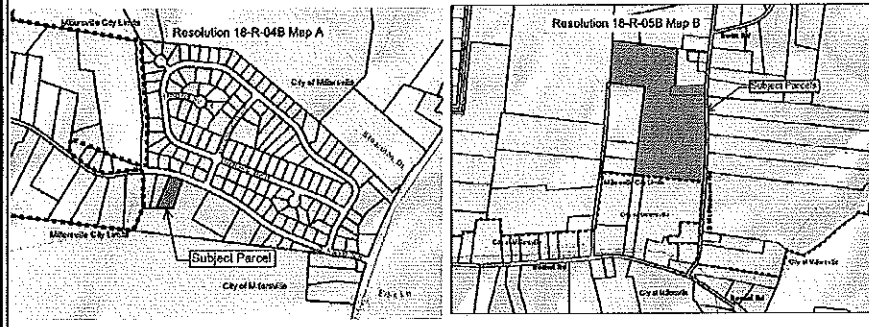
## NOTICE OF PUBLIC HEARING

The Millersville City Commission will hold Public Hearings on Tuesday October 16, 2018 at 5:30 P.M. in the Commission Chambers at City Hall, 1246 Louisville Highway, to consider the following:

1. Resolution 18-R-04B, to annex certain territory known as Robertson County Map 126 Parcel 059.00 upon written consent of the owners and to incorporate the same within the boundaries of the City of Millersville, Tennessee (Map A)
2. Resolution 18-R-05B, to annex certain territory known as a 26.0 acres portion of Robertson County Map 125 Parcel 177.00 and Map 125 Parcel 085.00 upon written consent of the owners and to incorporate the same within the boundaries of the City of Millersville, Tennessee (Map B)
3. Ordinance 18-705, to rezone a 7.6 acre portion of Robertson County Map 125 Parcel 177.00 from Residential R-1 to Commercial C-1.

Copies of the Resolutions with Plan of Services are available for public inspection during business hours at the City of Millersville City Hall, Community Center and on the City's website at [cityofmillersville.com](http://cityofmillersville.com).

All interested parties are invited to attend this meeting and make their views known.



**CITY OF MILLERSVILLE, TENNESSEE**

**RESOLUTION 18-R-04B**

**A RESOLUTION TO ANNEX CERTAIN TERRITORY KNOWN AS  
ROBERTSON COUNTY MAP 126 PARCEL 059.00 UPON WRITTEN  
CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME  
WITHIN THE BOUNDARIES OF THE CITY OF MILLERSVILLE,  
TENNESSEE**

**WHEREAS**, the City of Millersville, Tennessee, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory, described in *Attachment "A"* into the city limits; and

**WHEREAS**, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

**WHEREAS**, a copy of this resolution describing the territory proposed for annexation was promptly sent by the City of Millersville to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

**WHEREAS**, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in at least three (3) public places in the City of Millersville; and

**WHEREAS**, a plan of services for the area proposed for annexation is attached as *Attachment "B"* hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, the proposed annexation with plan of services was submitted to the Millersville Planning Commission for study, and it has recommended the same on September 11, 2018; and

**WHEREAS**, notice of the time, place and purpose of a public hearing on the proposed resolution of annexation and the plan of services was published in a newspaper of general circulation in such territory proposed for annexation and the City of Millersville not less than fifteen (15) days before the hearing, which notice included a minimum of three (3) locations where the resolution with plan of services is available for public inspection during business hours from the date of notice until the public hearing; and

**WHEREAS**, a public hearing of Resolution 18-R-04A on the proposed annexation and plan of services was held by the governing body on September 18, 2018.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Millersville as follows:



- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Millersville, to be effective as of October 16, 2018, to wit:

*Attachment "A"*

- B. That the plan of services for this territory which is attached as Exhibit A hereto is approved and the same is hereby adopted.
- C. That the City Recorder shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Robertson County.
- D. That a copy of this resolution shall be recorded with the Robertson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Robertson County Assessor of Property and Administrator of Elections.
- E. That a copy of this resolution, as well as the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency services and communications district.
- F. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

**WHEREUPON**, the Mayor declared the resolution adopted on this 16th day of October, 2018, affixed a signature and directed that the same be recorded.

BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Timothy F. Lassiter, Mayor

Date: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
Holly L. Murphy, City Recorder

Approved as to form and legality:

By: \_\_\_\_\_  
Robert G. Wheeler, Jr., City Attorney

Attachment "A"

Legal Description for the property known as 7639 South Swift Road (RC Map 126 Parcel 059.00 as recorded in Robertson County Record Book 1746 Pages 820-822

Land in Robertson County, Tennessee, beginning at a stake in the southerly margin of the Eldorado Road, said stake being 689 feet westerly with said margin of said road from the northwest corner of the Lot conveyed by Aaron M. Turner et ux, to Henry D. Carter in Deed Book 136, Page 392, Registers Office for Robertson County, Tennessee, a corner to said Turner and the northeast corner of this land; thence with a fence along said margin of said road North 73 deg. 40 mitt West 164 feet to a stake, a corner to said Turner; thence with the line of said Turner South 16 deg. 20 min. West, passing through the center of a utility pole at 10 feet and continuing on in all 288 feet to a stake, a corner in the line of said Turner; thence with a fence and the line of said Turner South 89 deg. East 168.5 feet to a stake, a corner in the line of said Turner; thence with the line of said Turner North 16 deg. 20 min. East 245 feet to the beginning, containing 1.0 acre, more or less, as surveyed by John R. Alley, County Surveyor, on June 2, 1966.

Being the same property conveyed to Yvonne Carrigan, Charles Thomas Sherrell and Elaine Fisher by deed from Estate of Harold Bruce Sherrell, deceased, by Jennifer Carrigan, Administratrix, Yvonne Carrigan, Charles Thomas Sherrell and Elaine Fisher, heirs at-law of the said Harold Bruce Sherrell, deceased, of record in Record Book 1741, Page 856, Register's Office, Robertson County, Tennessee.

**CITY OF MILLERSVILLE, TENNESSEE**

**A PLAN OF SERVICES FOR THE ANNEXATION OF A PARCEL KNOWN AS RC MAP 126, PARCEL 059.00**

**WHEREAS**, 6-51-102 of *The Tennessee Code* requires that before a municipality may annex, the governing body shall adopt a plan of services establishing at least the services to be delivered and the projected timing of the services. The plan of services shall include, but not be limited to: police protection, fire protection, water service, electrical service, sanitary sewer service, solid waste collection, road and street construction and repair, recreational facilities and programs, street lighting, and zoning services. The plan may exclude those services provided by another public or private agency other than the City of Millersville, and

**WHEREAS**, the City of Millersville Municipal Planning Commission has reviewed this plan of services and recommended it be adopted by the Board of Commissioners of the City of Millersville, Tennessee.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MILLERSVILLE, TENNESSEE THAT:**

**SECTION 1.** Pursuant to the provisions of 6-51-102, *The Tennessee Code*, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

Water service is presently available to the area proposed for annexation. The area is served by the White House Utility District and is operated independent of the City.

B. Sewer

The area is surrounded by the jurisdiction of the City of Millersville, with public sewer currently provided on the eastern portion of South Swift Road, although not every parcel is served. City sewer is located on the section of South Swift Road this property abuts.

C. Stormwater

Stormwater System Management for this area is provided by the City of Millersville and is included in its permitted Municipal Separate Storm Sewer System (MS4). Each property pays an individual fee for inclusion to the City's system. There will be no increase in expenses to the department.

D. Electrical

Electrical service is presently being served to the area by Cumberland Electric Membership Corporation and is operated independent of the City.

E. Fire

The City of Millersville operates a municipal fire department. Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water and distance from the fire station will be provided on the effective date of annexation. No new personnel or equipment will be needed.

F. Police

The City of Millersville operates a police department. Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation. No new personnel or equipment will be needed.

G. Recreation

The City of Millersville Parks and Recreation Department serves all areas and residents of the city. There will be no increase in expenses to serve this area.

H. Streets

This property fronts South Swift Road, a public street. South Swift Road is classified as a collector street. The road appears to be in good condition and no improvement is needed in the immediate future.

I. Sanitation

Refuse collection is provided by the City of Millersville. Refuse collection is provided only for residential properties or uses. Each property pays in individual fee for this service.

J. Street Lighting and Traffic Signs

No additional signs would be required. Due to the fact that the annexation involves only one parcel, it is anticipated that no new streetlights would be installed in the immediate future.

K. Schools

The City does not maintain the school system. There will be no effect upon the school system as the property is already located within and served by Robertson County.

L. Building Inspection Services and Codes Enforcement

Any inspection services provided by the City of Millersville (building, plumbing, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. These services are predominantly used by new developments and construction. The cost of providing these services is largely paid for through permit fees. The City enforces its adopted Code of Ordinances through its Codes Enforcement Office.

M. Planning and Zoning

Planning and subdivision regulations will be governed by the Millersville Municipal Planning Commission and the Board of Commissioners (as required) to the annexed parcels on the effective date of annexation. The Zoning jurisdiction of the City and designation of a Zoning District will be established for the annexed parcel within sixty (60) days of final reading of the annexation.

N. Tax Assessor

The impact of the annexation to the Tax Assessor would be minimal to none.

O. Municipal Court

The impact of the annexation to the Municipal Court would be minimal to none.

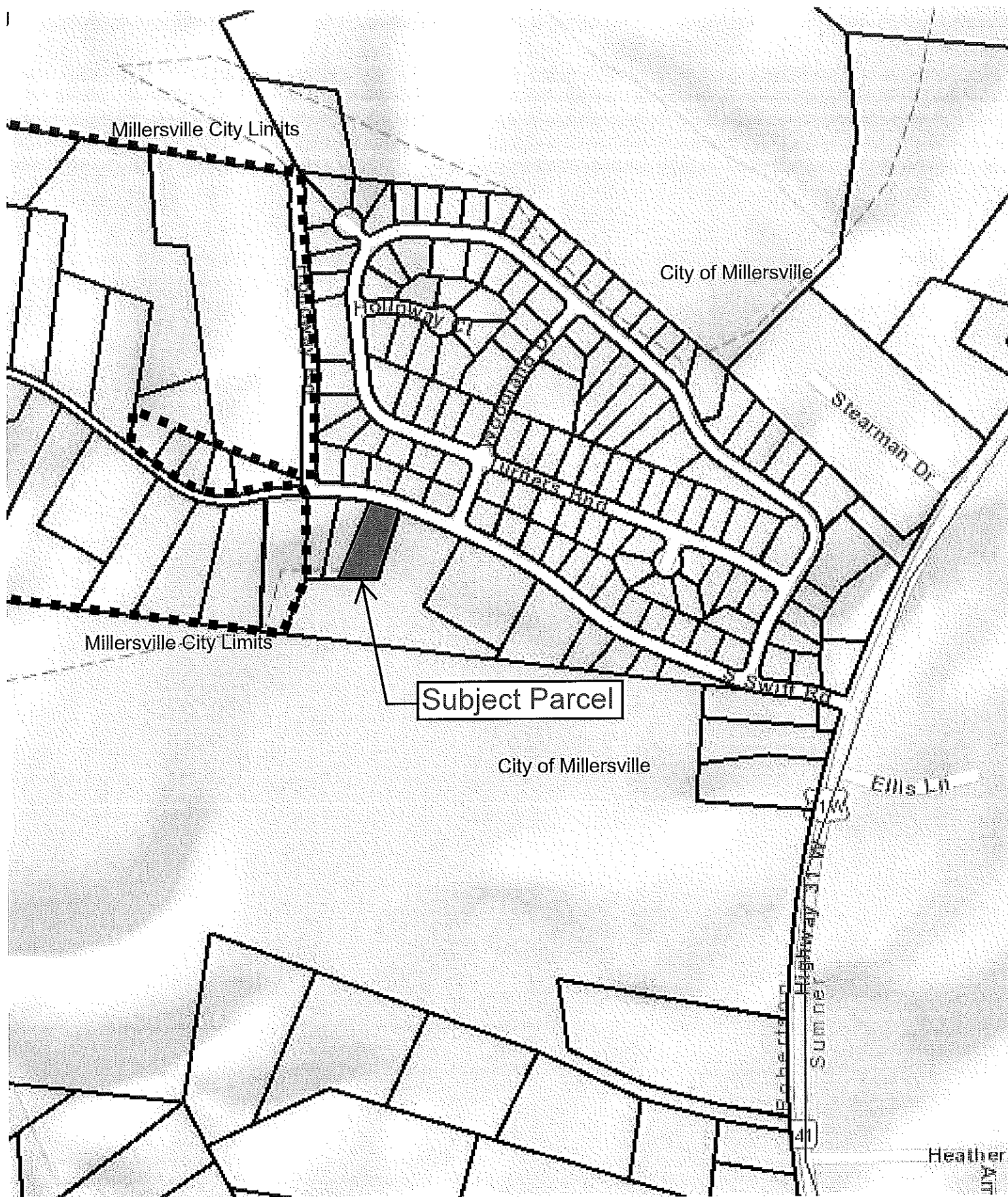
P. Animal Control

This service would continue to be provided by Robertson County.

Q. Cemetery

The City does not provide cemetery or burial services.

**SECTION 2.** These services shall become effective from and after adoption of the Resolution for Annexation.



**CITY OF MILLERSVILLE, TENNESSEE**

**RESOLUTION 18-R-05B**

**A RESOLUTION TO ANNEX CERTAIN TERRITORY KNOWN AS A 26.0 ACRES +/- PORTION OF ROBERTSON COUNTY MAP 125 PARCEL 177.00 AND MAP 125 PARCEL 085.00 UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF MILLERSVILLE, TENNESSEE**

**WHEREAS**, the City of Millersville, Tennessee, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory, described in *Attachment "A"* into the city limits; and

**WHEREAS**, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

**WHEREAS**, a copy of this resolution describing the territory proposed for annexation was promptly sent by the City of Millersville to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

**WHEREAS**, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in at least three (3) public places in the City of Millersville; and

**WHEREAS**, a plan of services for the area proposed for annexation is attached as *Attachment "B"* hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, the proposed annexation with plan of services was submitted to the Millersville Planning Commission for study, and it has recommended the same on September 11, 2018; and

**WHEREAS**, notice of the time, place and purpose of a public hearing on the proposed resolution of annexation and the plan of services was published in a newspaper of general circulation in such territory proposed for annexation and the City of Millersville not less than fifteen (15) days before the hearing, which notice included a minimum of three (3) locations where the resolution with plan of services is available for public inspection during business hours from the date of notice until the public hearing; and

**WHEREAS**, a public hearing of Resolution 18-R-05A on the proposed annexation and plan of services was held by the governing body on September 18, 2018.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Millersville as follows:

- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Millersville, to be effective as of October 16, 2018, to wit:

*Attachment "A"*

- B. That the plan of services for this territory which is attached as Exhibit A hereto is approved and the same is hereby adopted.
- C. That the City Recorder shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Robertson County.
- D. That a copy of this resolution shall be recorded with the Robertson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Robertson County Assessor of Property and Administrator of Elections.
- E. That a copy of this resolution, as well as the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency services and communications district.
- F. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

**WHEREUPON**, the Mayor declared the resolution adopted on this 16th day of October, 2018, affixed a signature and directed that the same be recorded.

BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Timothy F. Lassiter, Mayor

Date: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
Holly L. Murphy, City Recorder

Approved as to form and legality:

By: \_\_\_\_\_  
Robert G. Wheeler, Jr., City Attorney



Attachment "A"

**A parcel described by a Description for a portion of the property located on South Mount Pleasant Road (RC Map 125 Parcel 177.00) as recorded in Robertson County Record Book 1443 Pages 630-641.**

A 26.0 acre +/- portion of land transferred unto Leann G. Barron by Quitclaim Deed, recorded in Robertson County Record Book 1443 Pages 630-641 (Attachment 1) and located outside of the municipal limits of the City of Millersville. This portion of the parcel is the remaining portion after the annexation by the City of Millersville by Ordinance 96-293 (Attachment 2) of which its legal description was corrected by two (2) letters to the Robertson County Assessor's Office from the City of Millersville, postmarked April 7, 1997 and dated & postmarked February 26, 1999 (Attachment 3). This portion of land being a part of the same property identified as Robertson County Map 125 Parcel 177.00.

**And a parcel described by a Legal Description for a parcel located on South Mount Pleasant Road (RC Map 125 Parcel 085.00) as recorded in Robertson County Deed Book 326 Page 806.**

BEGINNING at a point in the center of the Bethel and Eldorado Road, in line with a 4x4 concrete block set in the bank on the west side of said Road, corner to Avis Grubbs and the southeast corner of this lot, runs thence with the center of said Road northerly 100 feet to a point, corner to Avis Grubbs, in line with a stone in the bank on the west side of said road; thence in a westerly direction, passing through said stone, 300 feet to a stone, corner to said Mrs. Grubbs; thence westerly 75 feet to a stone, her corner; thence with her line southerly 70 feet to a stone, her corner; thence with her line in an easterly direction and running through the center of said concrete block all 385 feet to the beginning, and being the same property as that conveyed to Bonnie A. Bean, by deed from Jimmy Thompson and wife Kathleen Thompson and Jerry Wix and wife Helen Wix, of record at Deed Book 266, page 421, in the Register's Office for Robertson County, Tennessee.

# Attachment 1

<p><b>THIS DOCUMENT PREPARED BY:</b></p> <p><b>JEFFREY MOBLEY</b> Howard &amp; Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444</p>	<p>STATE OF TENNESSEE ) COUNTY OF DAVIDSON )</p> <p>The actual consideration for this transfer is \$-NONE-.</p> <p><i>Leann G. Barron</i> Leann G. Barron, Affiant Subscribed and sworn to before me on the 26<sup>th</sup> day of October, 2011.</p> <p><i>Julie G. Hunt</i> JULIE G. HUNT Notary Public My Commission Expires JAN. 7, 2013</p>
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Address of new owner:

Send Tax Bills to: Map-Parcel Numbers:

Leann G. Barron  
1600 Linden Avenue  
Nashville, TN 37212

SAME

Map 125, Parcel 139

MAP 127 | PARCEL 62

MAP 125 | PARCELS 177+177.01+09000

## QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., (the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interests in the subject parcels of real property, hereby release, remise and quitclaim unto Leann G. Barron, her heirs, successors, and assigns, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference. The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Frankie Fletcher, Register  
Robertson County Tennessee  
Rec #: 209337 Instrument #: 243464  
Rec'd: 60.00 Recorded  
State: 0.00 12/19/2011 at 8:30 AM  
Clerk: 0.00 in Record Book  
Other: 2.00 1443  
Total: 62.00 Pgs 630-641

The subject realty is not the usual place of residence of any of the Grantors or Grantee hereunder. The spouse of each Grantor joins in this conveyance for the purpose of conveying any interest in the subject property by virtue of his or her marriage to such Grantor.

WITNESS our hands this 4<sup>th</sup> day of <sup>November</sup> ~~October~~, 2011.

Donna G. Nelson  
Donna G. Nelson  
Russell L. Nelson  
Russell L. Nelson  
Leann G. Barron  
Leann G. Barron  
Jay Barron  
Jay Barron  
Don M. Grubbs, Jr.  
Don M. Grubbs, Jr.  
Carol Grubbs  
Carol Grubbs

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna G. Nelson, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26<sup>th</sup> day of October, 2011.

My Commission Expires:

My Commission Expires JAN. 7, 2013

Julia C. Hunt  
Notary Public

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell L. Nelson, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28<sup>th</sup> day of October, 2011.

My Commission Expires:

My Commission Expires JAN. 7, 2013

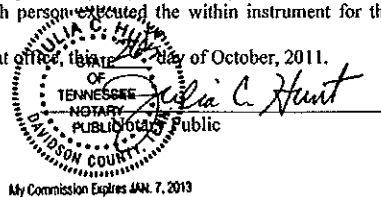
Julia C. Hunt  
Notary Public

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leann G. Barron**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12<sup>th</sup> day of October, 2011.

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



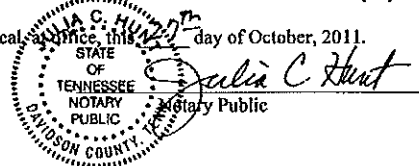
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jay Barron**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12<sup>th</sup> day of October, 2011.

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



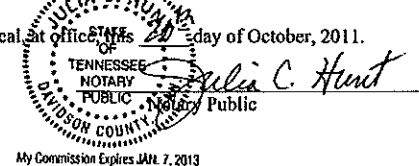
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Don Murry Grubbs, Jr.**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12<sup>th</sup> day of October, 2011.

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



My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE )  
COUNTY OF **DAVIDSON** )  
**Robertson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Grubbs**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4<sup>th</sup> <sup>November</sup> day of ~~October~~, 2011.

My Commission Expires: 12-2-2013

Pam J Stewart  
Notary Public



## **EXHIBIT A**

### **Legal Descriptions**

#### **NOTE:**

**INCLUDED IN THE PROPERTY DESCRIPTIONS ON THIS EXHIBIT A, BUT EXCLUDED FROM THIS CONVEYANCE ARE ANY TRACTS CONVEYED TO DON MURRY GRUBBS, JR., AND TO DONNA G. NELSON IN DEEDS OF RECORD IN THE REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, WHICH ARE BEING RECORDED CONCURRENTLY HERewith.**

**Kelly Willis Rd., Map 125, parcel 139, 13.19 acres (Millersville egg farm)**

**A tract or parcel of land in the 12th Civil District of Robertson County, Tennessee, more particularly described as follows:**

**BEGINNING** at the northwest corner of subject tract, a fence post in the line of the tract conveyed or to be conveyed to Joe Charles Harris, et ux by Vallie Katherine Williams, running thence South 3 deg. 30' West 537 feet, with fence line, to a point in the margin of Bethel to Greenbrier road, thence, with the northerly margin of said road, South 86 deg. East 1223.5 feet; thence with the margin of said road, South 77 deg. 45' East 300 feet; thence continuing with the northerly margin of said road, South 87 deg. 30' East 572 feet to a point, the beginning of a curve; thence around said curve in the road to the left, 25 feet to a point in the westerly margin of the Gideon Road, thence, with the westerly margin of Gideon Road, North 8 deg. 15' West 223 feet to a stake, thence, continuing with the westerly margin of said Gideon road North 400 feet to a stake in the margin of said road, said stake being southeast corner of the said Harris' tract heretofore referred to; thence North 89 deg. 18' West 927 feet, with said Harris, to the beginning containing 13.19 acres, more or less, including the road frontage to the center line of said roads to comply with description in deeds in said calculations.

Said premises is subject to easement of record in Land Mortgage Book 34, page 449, RORCT.

The above described property is part of the properties conveyed to Joyce Lovelace Grubbs from Joyce Lovelace Grubbs, Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., co-trustees of the Don Murry Grubbs, Sr. Living Trust dated January 31, 1995, by Marital Share Quitclaim Deed of record in Book 638, pages 58-65, Register's Office for Robertson County, Tennessee.

Don M. Grubbs, Sr., also known as Don Murry Grubbs, Sr., died on February 18, 1999.

Joyce L. Grubbs and Joyce Lovelace Grubbs are one and the same person.

Being part of the same property conveyed to Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., equally, as tenants-in-common, by deed from Grubbs Family, LLC, a Tennessee limited liability company, of record in Book 1442, Page 718, Register's Office for Robertson County, Tennessee.

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Map 127/Parcel 62  
Map 125/Parcels 177 & 177.01 & 09000

The below described property is that property described on the above Tax Map and Parcel Number. There is a deed from Don M. Grubbs et ux to Joyce L. Grubbs, Trustee, at Deed Book 340, page 75, said Register's Office, which is believed attempted to describe accurately the subject property certain additions, corrections, or notations are included herein to that prior deed in an effort to compile an accurate legal description.

**Parcel 1:**

**BEGINNING** at a point in the center of the Eldorado and Bethel Church Road, H.H. Morris' southeast corner in Mrs. Ivy Darks' line; runs thence with said Morris' line south 89 degrees west 22.1 poles to a stone; thence south 1½ degrees east 21.1 poles to a point in the center of Bethel Church Road; thence with said Bethel Church road as follows; south 78 degrees east 15.6 poles; north 37 degrees east 11 poles; north 2 degrees east 15 poles to the beginning, containing 2.94 acres, more or less, as surveyed by J.R. Scott, County Surveyor of said County, on April 5, 1937. The above described property was conveyed to Mrs. Avis C. Grubbs by Nannie B. Jones et al at Deed Book 91, page 477, said Register's Office. See the derivation for Tract No. 1 at Deed Book 340, page 75, for further derivations.

**Exclusion No. 1:**

**BEGINNING** at a concrete monument in the westerly margin of Eldorada Springs Road and being the most northeasterly corner of herein described tract, and the most southeasterly corner of Ollie Swift property (DB 187, pg 435, RORCT); thence S 01 deg. 51 min. 06 sec. W. 107.27 feet to a set iron pin; thence with a curve to the right (I=20°32'42", L=90.08', R=251.22') 90.08' to a set iron pin; thence now leaving the margin of said road with the line of Williams N 85 deg. 58 min. 3 sec. W 180.04 feet to a set iron pin said pin and line being agreed on by all adjoining property owners (Don Grubbs, Ollie Swift, and Todd Williams on 5/19-93); thence N 01 deg. 34 min. 38 sec. W 194.64 feet to a set iron pin; thence S 86 deg. 14 min. 06 sec. E. 214.30 feet to the point beginning, containing 0.91 acres, more or less according to a survey dated 5/11/93, by Tommy E. Walker, Tennessee License No. 1465. This is the property conveyed unto Trustees and Deacons of the Bethel Baptist Church by deed of record in Deed Book 331, page 694, said Register's Office.

**Exclusion No. 2:**

**BEGINNING** at a point in the center of the Eldorada Springs and Bethel Church road, H.H. Morris' southeast corner in Mrs. Ivy Darks' line, being the northeast corner of a tract of land sold and by deed conveyed to Mrs. Avis C. Grubbs by Nannie B. Jones and others on April 6, 1937, which said deed is of record in the office of the Register for Robertson County, Tennessee, in Deed Book No. 91, at Page No. 477; thence with said Morris' line south 89 deg. West 21.1 poles to a stone; thence south 1½ deg. East 3 poles to a point in the west line of said tract of land conveyed to Mrs. Avis C. Grubbs by Nannie D. Jones and other hereinbefore referred to; thence in an easterly direction about 21.1 poles to a point in the center of said Eldorada Springs and Bethel Church Road; thence north 2 deg. East with the center of said road 4 poles and 12 feet to the beginning, being the northerly portion of the tract of land sold and by deed conveyed to Mrs. Avis C. Grubbs by Nannie B. Jones and other hereinbefore mentioned. This being the property conveyed to David Hassell Jones et ux by Mrs. Avis C. Grubbs of record at Deed Book 93, page 190, said Register's Office.

**Exclusion No. 3:**

**BEGINNING** in the center of the Bethel-Hygeia Road, the N.E. corner of this tract and the S.E. corner of Avis Grubbs; thence in a northwesterly direction 9 poles and 8 feet to a stone; thence in a southwesterly direction about 8 poles and 9 feet to a stone; thence in a southerly direction about 5 poles to the center of the Bethel-Hygeia Road; thence following the center of said road, about 20 poles and 14 feet to the beginning, containing about one-half acre of land, being the southern portion of a tract of 2.96 acres sold and by deed conveyed to the undersigned Avis Grubbs by Nannie B. Jones about 1938, said deed being of record in the office of the Register for Robertson County, Tennessee, the land herein conveyed lying about 4½ miles east of Greenbrier, and being the same property conveyed to Samuel C. Mayes by deed from Avis Grubbs of record at Deed Book 97, page 304, said Register's Office.

Of the above three (3) exclusions from the 2.94 acre tract, exclusion No. 1 is designated in that Quitclaim Deed referenced at Deed Book 340, page 75. Exclusions 2 and 3 were not excluded in the prior deed from the 2.94 acre tract, should have been, and had been conveyed by Avis Grubbs, the mother of Don M. Grubbs, before his inheritance. In addition, the property in said deed conveyed to the Bethel Baptist Church, containing 1.953 acres is not an exclusion from the 2.94 acre tract, but should be excluded from the 9 acre tract described below.

**Parcel No. 2**

**BEGINNING** at a point in the center of the Eldorada road, corner to Mrs. N.B. Jones, said beginning point being the southeast corner of a tract of land of 17.9 acres sold by deed conveyed to H.H. Morris and wife, Ruth Morris, by D.A. Jones and wife, Mrs. N.B. Jones, on March 24, 1937, which said deed is of record in the office of the Register's Office for Robertson County, Tennessee, in Deed Book 88, Page 54 to which reference is here made; thence south 89 deg. West about 48 poles running just north of a rail fence to the southeast corner of a 4 1/4 acre tract sold by deed conveyed by H.H. Morris and wife, Ruth Morris, to M.L. Webb and wife, Jetta Webb, on February 20, 1946, which said deed is of record in the office of the Register for Robertson County, Tennessee in Deed Book 101, page 100 to which reference is here made; thence north 4 deg. East with the east line of said 4 1/4 acre tract 31 poles to a stone, the northeast corner of said 4 1/4 acre tract and also the southeast corner of a tract of land sold and by deed conveyed to M.L. Webb and wife, Jetta Webb, by H.H. Harris and wife, Ruth Morris, on March 26, 1945, which said deed is of record in the office of the Register for Robertson County, Tennessee, in Deed Book 99, page 119 to which reference is here made; thence south 86 deg. east with a north line of the said 17.9 acre tract above referred to 47 poles to a point in the center of Eldorado road, and a corner in J.S. Webb's line and a corner of said 17.9 acre tract; thence south 2 deg. west with said Eldorado road, 27.1 poles to the beginning, containing 9 acres more or less. This is the same property conveyed to Mrs. Avis Grubbs by H.H. Morris et ux at Deed Book 103, page 29, said Register's Office. Also, this is Tract 2 of the property conveyed at Deed Book 340, page 75, said Register's Office.

**Exclusion No. 1:**

**BEGINNING** at an iron rod on the northern margin of Bethel Road said point being the southeast corner of the property of the Trustees and Deacons of the Bethel Baptist Church and being the southwest corner of this tract; thence leaving said road margin with the line of the Church, N. 04 degrees 30' 00" E. 848.42 feet to an iron rod at the Church northeast property corner; thence leaving Church line with a new line, S. 85 degrees 30' 00" E. 100 feet to a



concrete monument; thence continuing with a new line S. 04 degrees 30' 00" W. 855.43 feet to a concrete monument on the northern margin of Bethel Road, passing through a reference concrete monument at 455.43 feet; thence with the northern margin of Bethel Road and a concaved curve, delta of 08 degrees 05' 55", radius of 709.82 feet, length of 100.33 feet, chord bearing of N. 81 degrees 29' 23" W. 100.24 feet to the point of beginning; containing 1.953 acres, more or less; as per survey by: R.L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, TN 37072, dated July 15, 1994. Being the same property as that conveyed to the Deacons of the Bethel Baptist Church at Deed Book 331, page 694, said Register's Office.

**Exclusion No. 2:**

**BEGINNING** at a point in the center of the Eldorado Road, Ollie Swift's northeast corner and the southeast corner of this land, thence with the center of said road North 00 deg. 30' E. 150 feet to a point, a corner to Mrs. Avis Grubbs; thence with the line of Mrs. Grubbs as follows: North 89 deg. 00' W. 225 feet to a concrete marker; South 00 deg. 30' W. 150 feet to a concrete marker, a corner to said Mrs. Grubbs in the line of aforesaid Swift; thence with the line of said Swift South 89 deg. 00' E. 225 feet to the beginning, containing 0.77 acre, more or less, as surveyed by John R. Alley, County Surveyor of Robertson County, Tennessee, on May 12, 1966, and being a portion of the property conveyed to H.H. Morris and wife, Ruth Morris, to Avis Grubbs by deed of record in Deed Book 103, at page 29, in the Register's Office for Robertson County, Tennessee. Also from Avis Grubbs et vir, to Ollie S. Swift et ux of record at Deed Book 138, page 337, said Register's Office.

**Parcel No. 3**

**BEGINNING** in the center of the Ridgetop and Eldorado Springs Road, a corner to Herman Morris, and running thence north 87 degrees west 47 poles to a stone, a corner in said Herman Morris' line; thence north 3½ degrees east 65 poles to a stone, a corner to M. L. Webb in Clement Crawford's line; thence south 87 degrees east 39 poles to a point in the Ridgetop and Eldorado Springs Road, a corner to Clement Crawford; thence with said road as follows: South 10 degrees east 16 poles; south 4 degrees east 8 poles; south 2 degrees east 20 poles; south 2 degrees west 22 poles to the beginning, containing 18.1 acres, more or less. This is the same property conveyed to Mrs. Avis Grubbs by Gerald E. Jones et ux, at Deed Book 97, page 287. Being also the property conveyed as Tract #3 in the deed from Don M. Grubbs to Joyce L. Grubbs, Trustee of record at Deed Book 340, page 77, said Register's Office. This is also the same property described as Tract No. 5 in this prior deed, the said Tract No. 5 describing a tax deed from the State of Tennessee which was received by Grubbs in 1961 after the Grubbs prior purchase of the property from Jones in 1944, said tax deed clearing the title to the property regarding back taxes of Jones.

**Exclusion No. 1:**

**BEGINNING** at a point in the center of the Bethel and Eldorado Road, in line with a 4 X 4 concrete block set in the bank on the west side of said Road, corner to Avis Grubbs and the southeast corner of this lot, runs thence with the center of said Road northerly 100 feet to a point, corner to Avis Grubbs in line with a stone in the bank on the west side of said road; thence in a westerly direction, passing through said stone, 300 feet to a stone, corner to said Mrs. Grubbs; thence westerly 75 feet to a stone her corner; thence with her line southerly 70 feet to a stone, her corner; thence with her line in an easterly direction and running through the center of said concrete block in all 385 feet to the beginning. This is the same property conveyed by Avis Grubbs et vir, to H.H. Minchey et ux at Deed Book 136, page 58, said Register's Office. Said

prior deed recites that this is a portion of the Clement Crawford property conveyed to Grubbs at Deed Book 100, page 75. Actually, said property may not contain any of the Crawford property, but substantially is a portion of the above 18.1 acre Gerald Jones property.

**Parcel No. 4**

**BEGINNING** at a point in the Bethel Road, corner to Melvin Grubbs and H.L. Shannon, thence north 88 degrees west 60.8 poles to a poplar tree, corner to Fate Webb in Lloyd Sloan's line; thence north ½ degrees west 27.3 poles to a stone, corner to H.L. Shannon in Sloan's line; thence south 88 degrees east 62 poles to a point in road, corner to said Shannon; thence with the road south 3 degrees west 27.3 poles to the beginning, containing 10.5 acres. Being the same property conveyed to Mrs. Avis Grubbs by Clement Crawford at Deed Book 100, page 73, said Register's Office, and also being the same as Tract #4 in the deed from Don M. Grubbs to Joyce L. Grubbs, Trustee of record at Deed Book 340, page 77.

**Exclusion No. 1:**

**BEGINNING** at a concrete monument (old) in the westerly margin, 25 feet from the centerline of South Mt. Pleasant Road, the most southeast corner of this tract, and being a corner to Helen Wix (deed book 326, page 806); thence, leaving said road and with the line of said Wix, N. 89 deg. 36 min. 09 sec. W 286.73 feet to an iron pin (new) in the line of said Wix; thence, with a new line, N. 00 deg. 23 min. 51 sec. 406.48 feet to an iron pin (new); thence, S 82 deg. 56 min. 09 sec. E. 63.31 feet to a concrete monument (old), a corner of Elizabeth L. Byrne Fisher (deed book 173, page 371); thence, with the line of said Fisher, S. 82 deg. 42 min. 59 each. E. 56.37 feet to a point in the line of said Fisher, a corner to George Newcomb; thence, with said Newcomb, S 02 deg. 59 min. 48 sec. E. 109.42 feet to an iron pin (old); thence, continuing with said Newcomb, S. 81 deg. 00 min. 28 sec. E. 77.71 feet to a corner post in the line of said Newcomb, a corner to Oscar Torkelson (deed book 274, page 1073), thence, with said Torkelson, S.06 degrees 13 min. 21 sec. W. 104.56 feet to an iron pin (new); thence continuing with said Torkelson, S. 82 deg. 58 min. 55 sec. E. 113.63 feet to an iron pin (new) in the westerly margin of said South Mt. Pleasant Road; thence, with said road, S. 06 deg. 56 min. 00 sec. W. 155.42 feet to the beginning, containing 1.96 acres, more or less, as per survey of Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated July 25, 1994. Being the property conveyed to Charles Seay Crawford et ux, by Don Grubs at Deed Book 333, page 63, said Register's Office.

**Exclusion No. 2:**

**BEGINNING** on a stake located 100 feet as measured south along the west margin of Bethel Road, this measurement being made from the northeast corner of a 10.5 acre tract of land conveyed to Avis Grubbs as hereinafter set forth, and out of which 10.5 acre tract this lot is a portion thereof, and from the point of beginning runs thence with the west margin of said road South 3 deg. W. 100 feet to a stake; thence North 88 deg. W. 100 feet to a stake; thence North 3 deg. E. 100 feet to a stake; thence South 88 deg. E. 100 feet to a stake and the point of beginning, and being the same property conveyed to Hoyte Phillips and wife, Norma Phillips by deed from Avis Grubbs and husband, Melvin Grubbs of record at Deed Book 150, page 214, said Register's Office.

**Exclusion No. 3:**

**BEGINNING** at a four inch square concrete marker reinforced with steel driven in the ground, said beginning point being in the west margin or line of the Bethel Road and being approximately fourteen feet south 3 deg. West from the northeast corner of a tract of land sold and by deed conveyed to Avis Grubbs by Clement Crawford on June 28, 1945, said deed being of record in the office of the Register for Robertson County, Tennessee, in Deed Book No. 100 at page 73 to which reference is here made; thence north 88 deg. West 100 feet to a four inch square concrete marker reinforced with steel driven in the ground; thence south 3 deg. West 100 feet to a four inch square concrete marker reinforced with steel driven in the ground; thence south 88 deg. East 100 feet to a four inch square concrete marker reinforced with steel driven in the ground, in the west margin or line of the Bethel Road; thence north 3 deg. East with the west margin or line of the Bethel Road to the point of beginning. Being the same property conveyed to George William Newcomb and wife, Mary Louise Newcomb by deed from Avis Grubbs and husband, Melvin Grubbs of record at Deed Book 137, page 256, said Register's Office.

**Exclusion No. 4:**

**BEGINNING** at an iron pin, the northwest corner of a tract of land which belongs to George W. Newcomb, having a deed reference in Deed Book 137, page 256, Register's Office for Robertson County, Tennessee, the northeast corner of this tract and continuing as follows; with a new line, N 83 deg. 26 min. 02" W. 129.15 feet to an iron pin; thence continuing with a new line, S 4 deg. 50 min. 00" E. 100.15 feet to an iron pin; thence continuing with a new line, S 82 deg. 50 min. 40" E. 105.70 feet to a concrete monument, the northwest corner of a tract of land which belongs to Fentress M. Myers, having a deed reference in Deed Book 183, page 410, Register's Office for Robertson County, Tennessee, and the southwest corner of said tract of land which belongs to George Newcomb; thence with the line of George W. Newcomb, N 8 deg. 40 min. 45" E. 99.33 feet to the point of beginning, containing 11,587 square feet as surveyed by Kessinger & Associates, dated February 4, 1981. Being the same property that was conveyed from Avis Grubbs to George Newcomb and wife, Louise Newcomb of record at Deed Book 252, page 190.

**Parcel No. 5**

**BEGINNING** at a stone in the Bethel Road, the southeast corner of the Bethel Church property and runs thence in an easterly direction with the Bethel-Hygeia road 34 rods and 5 feet to a point in Avis Grubbs' line; thence in a northerly direction with said Grubbs' line 20 rods and 8 feet to a stone in H.H. Morris' line; thence in a westerly direction with the said Morris line 34 rods and 12 feet to a stone; thence in a southerly direction with the line of Bethel Church property 14 rods and 9 feet to the beginning, containing 3½ acres, more or less, and being the same property as that conveyed to Mrs. Avis Grubs by deed from D.A. Jones and wife, Mrs. Nannie Belle Jones of record at Deed Book 93, page 259, said Register's Office.

**Tax Map 125/Part of Parcel 177 (1.88 acres)**

Beginning at an iron bar monument (new), in the northerly margin Bethel Road, the southwest corner of a tract of land which belongs to Judson Todd Williams, having a deed reference in Deed Book 319, Page 777, RORCT, the southeast corner of this tract, and continuing with the northerly margin of Bethel Road, as follows:

N 67°21'43" W, 135.87 feet to an iron pin (new);

thence with a curve to the left, having a radius of 3152.28 feet, an arc distance of 57.88 feet, and a chord bearing and distance of N 67°53'16" W, 57.88 feet to iron pin (new);

thence, N 68°24'50" W, 50.62 feet to an iron bar monument (new), in the northerly margin of Bethel Road;

thence with a new line as follows:

N 21°35'10" E, 214.62 feet to an iron bar monument (new);

thence, S 76°59'56" E, 167.06 feet to an iron bar monument (new);

thence, N 12°36'34" E, 61.46 feet to an iron bar monument (new);

thence, S 80°32'22" E, 45.83 feet to a concrete monument (old), the northwest corner of a tract of land which belongs to Ollie Swift, having a deed reference in Deed Book 187, Page 435, RORCT;

thence, S 06°19'17" W, 49.96 feet to a concrete monument (old), the southwest corner of said tract of land which belongs to Ollie Swift;

thence, S 75°25'19" E, 115.81 feet to an iron bar monument (new), a common corner of said tract of land which belongs to Ollie Swift, and a tract of land which belongs to Ollie Swift, having a deed reference in Deed Book 319, Page 777, RORCT;

thence, S 09°14'54" W, 194.64 feet to an iron bar monument (new), a common corner of said second mentioned tract of land which belongs to Ollie Swift, and said tract of land which belongs to Judson Todd Williams;

thence, N 82°42'00" W, 137.00 feet to an iron bar monument (new), the northwest corner of said tract of land which belongs to Judson Todd Williams;

thence, S 14°18'00" W, 55.34 feet, to the point of beginning, containing 1.88 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 14, 2011.

All of the above property being part of the same property conveyed to Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., equally, as tenants-in-common, by deed from Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., Trustees of the Don Murry Grubbs, Sr. Living Trust dated January 31, 1995, of record in Book 1442, Page 732, Register's Office for Robertson County, Tennessee.

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**NOTE:**

**INCLUDED IN THE PROPERTY DESCRIPTIONS ON THIS EXHIBIT A, BUT EXCLUDED FROM THIS CONVEYANCE ARE ANY TRACTS CONVEYED TO DON MURRY GRUBBS, JR., AND TO DONNA G. NELSON IN DEEDS OF RECORD IN THE REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, WHICH ARE BEING RECORDED CONCURRENTLY HEREWITH.**

## Attachment 2

### ORDINANCE 96-293

#### **AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MILLERSVILLE, TENNESSEE.**

**BE IT ORDAINED BY THE Board of Commissioners of the City of Millersville, Tennessee:**

Section 1. Pursuant to authority conferred by Section 6-51-102, T.C.A., there is hereby annexed to the City of Millersville, Tennessee and incorporated within the corporate boundaries the following described territory:

Beginning at the point where the westerly right of way line of Mt. Pleasant Road meets the northerly right of way line of Bethel Road, as shown on Map No. 127, Robertson County, Tennessee, prepared by Tobin Rountrey, Inc., revised November 1995; thence, following the northerly right of way line of Bethel Road in a westerly direction to the point where said line intersects the southerly line of Parcel No. 57, as shown on Map No. 127; thence, following the southerly lines of Parcel Nos. 57, 81, 82, and 83, as shown on Map No. 127, in a westerly direction to the westerly line of Parcel No. 83; thence, following the westerly lines of parcel Nos. 83 and 80, as shown on Map No. 127, in a northerly direction to the southerly line of the aforesaid Parcel No. 57; thence, following the southerly lines of Parcel Nos. 57, 57.01, 51, 51.06, 51.03, 51.04, 51.02, 54.01, and 54, as shown on Map No. 127, in a westerly direction and continuing in a straight line to the easterly line of Parcel No. 48, as shown on Map No. 127; thence, following the easterly line of Parcel Nos. 48, 95, and 48.02, as shown on Map No. 127, in a southerly direction to the southerly line of Parcel No. 48.02; thence, following the southerly line of Parcel No. 48.02 in a westerly direction to the westerly line of Parcel Nos. 48.02; thence, following the westerly line of Parcel No. 48.02 in a northerly direction to the southerly line of Parcel No. 86.01, as shown on Map No. 127; thence, following the southerly line of Parcel No. 86.01 in a westerly direction to the westerly line of Parcel No. 86.01; thence, following the westerly line of Parcel No. 86.01 in a northerly direction to the northwesterly corner of Parcel No. 86.01; thence, in a straight line to the southwest corner of Parcel No. 47, as shown on Map No. 127; thence, following the westerly line of Parcel No. 47 in a northerly direction to the northerly line of Parcel No. 47; thence, following the northerly lines of Parcel Nos. 47 and 48.01 as shown on Map No. 127, in an easterly direction to the northeasterly corner of Parcel No. 48.01; thence, in a straight line to the northwesterly corner of Parcel No. 49, as shown on Map No. 127; thence, in an easterly direction along the northerly line of Parcel No. 49 to the easterly line of Parcel No. 49; thence, in a southerly direction along the easterly lines of Parcel Nos. 49, 50 and 51.01 to the northerly line of Parcel No. 51.03, as shown on Map No. 127; thence, in an easterly direction along the northerly line of Parcel 51.03 to the easterly line of Parcel No. 51.03; thence, in a southerly direction along the easterly line of Parcel No. 51.03 to the northerly line of Parcel No. 51.06; thence, in an easterly direction along the northerly lines of Parcel Nos. 51.06 and 51 to the westerly line of Parcel No. 57; thence, following the westerly line of Parcel No. 57 in a northerly direction to the northerly line of

Parcel No. 57; thence, following the northerly line of Parcel No. 57 in an easterly and clockwise direction to the northerly line of Parcel No. 58.01, as shown on Map 127; thence, following the northerly lines of Parcel Nos. 58.01 and 58.02 in an easterly direction to the easterly line of Parcel No. 58.01; thence, in a straight line to the point where the easterly right of way line of Williams Road intersects the southerly line of Parcel No. 23.07, as shown on Map 127; thence, in a southerly direction along the easterly right of way line of Williams Road to the northerly line of Parcel No. 22.08, as shown on Map 127; thence, in an easterly direction along the northerly line of Parcel Nos. 22.08, 22.11, 22.12, 22.03 to the westerly line of E.C. Cavanah Subdivision, as shown on Map 127; thence, in a northerly direction along the westerly line of E.C. Cavanah Subdivision to the northerly line of said subdivision; thence, following the northerly line of said subdivision in an easterly direction to the easterly line of Parcel No. 59.01, as shown on Map 127; thence, in a straight line to the southerly line of Parcel No. 60, as shown on Map No. 127; thence, in a northerly direction along the westerly line of Parcel No. 60 to the northerly line of Parcel No. 60; thence, in an easterly direction along the northerly line of Parcel No. 60 to the easterly line of Parcel No. 60; thence, in a southerly direction along the easterly line of Parcel No. 60 to the southerly line of Parcel No. 62; thence, following the southerly line of Parcel No. 62 in an easterly direction to the westerly right of way of Mt. Pleasant Road; thence, in a southerly direction along the westerly right of way of Mt. Pleasant Road to the northerly line of Parcel No. 73; thence, following the boundary lines of Parcel No. 73 in a westerly and counter-clockwise direction to the point where the southerly line of Parcel No. 73 intersects to the westerly right of way line of Mt. Pleasant Road; thence, following the westerly right of way line of Mt. Pleasant Road in a southerly direction to the point of beginning.

Section 2: This ordinance shall take effect on the earliest date allowed by law.

Passed First Reading 8/13/90

Passed Second Reading 8/27/90

ATTEST:

Holly L. Murphy  
Holly L. Murphy, City Recorder

Board of Commissioners

By: Robert E. Mobley  
Robert E. Mobley, Mayor

Attachment 3

*City of Millersville*

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1246 Louisville Hwy.  
Millersville, TN 37072-3613

Mayor - Robert E. Mobley  
Vice Mayor - David McCoy  
City Manager - Eric Brangenberg

Commissioner Ray Crunk  
Commissioner Ray Hall  
Commissioner D. J. O'Donnell

Robertson County Assessor's Office  
Robertson County Office Building  
521 S. Brown Street  
Attn: Mr. Lynn Hagewood  
Springfield, Tennessee 37172

Dear Sir/Madam,

I am writing this to clarify some questions which you have brought to my attention. The questions involve the intent of the Millersville Board of Commissioners with regard to two of our annexation ordinances. Hopefully, the following will clarify any questions you may have:

Although the revision of Map 127, Robertson County used to write up Ordinance 96-293 indicates November 1995, the person writing up the ordinance was evidently looking at a revision dated earlier, because of some changes which have taken place. Bethel Baptist Church approached the City of Millersville requesting annexation of all their property in order to provide them with sewer service. That was the intent of the Board and it was thought that the eastern line of parcel #60 was the eastern line of their property. Since it has been brought to my attention that they have purchased another tract, identified as parcel # 75.01, I have researched the intent and determined that the following verbage would have accomplished the intent of the Board. Ordinance 96-293 - On page 2, Line sixteen from the top and following should be changed to read,

"of Parcel No. 75.01; thence, in a southerly direction along the easterly line of Parcel No. 75.01, approximately 150 feet to the internal tract line of Parcel No. 62; thence following the internal tract line in an easterly direction to the westerly right of way of Mt. Pleasant Road, thence in a southerly direction to the northerly line of Parcel No. 73; thence following the boundary lines of Parcel No. 73 in a westerly and counter-clockwise direction to the point where the southerly line of Parcel No. 73 intersects to the westerly right of way line of Mt. Pleasant Road; thence, following the westerly right of way line of Mt. Pleasant Road in a southerly direction to the point of beginning."

On Ordinance 96-292, the line on the map provided to your office was inadvertently drawn on the southern boundary of Map 128, Parcel No. 71, because of the



Parcel being on the edge of the map, divided between Map 128 and 127. The intent of the Board was to annex the area specified in the verbage of the Ordinance, including Parcel No. 71. The Board had been asked to annex the property around Bethel Baptist Church, Highland Rim Speedway and others and the intent was to annex all property connecting to Bethel Road on the northside of the road from the existing City Limits to the property which had requested to be annexed.

I apologize for any inconvenience caused by these errors and will do anything possible to help alleviate any problems. If I can be of any assistance at all feel free to contact me at 859-0880.

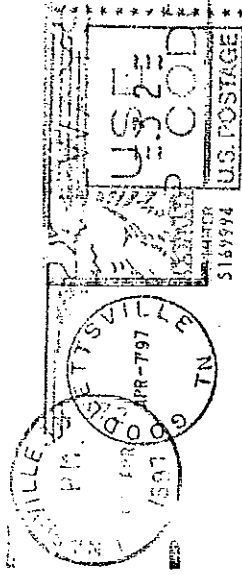
Sincerely,

A handwritten signature in cursive script that reads "Michael D. Gorham".

Michael D. Gorham  
City Manager

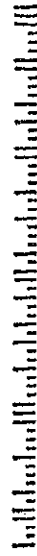
*City of Millersville*

1246 Louisville Hwy.  
Millersville, TN 37072-3613



Robertson County Tax Assessor  
Robertson County Office Building  
521 S. Brown Street  
Attn: Mr. Lynn Hagewood  
Springfield, Tennessee 37172

27172-2391 03



# City of Millersville

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1246 Louisville Hwy.  
Millersville, TN 37072-3613

Phone (615) 859-0880

Fax (615) 851-1825

February 26, 1999

Robertson County Assessor's Office  
521 S. Brown Street  
Attn: Mr. Lynn Hagewood  
Springfield, Tennessee 37172

Dear Lynn,

In my letter of April 1997, I made clerical changes to the language of Ordinance 96-293 to provide closure to the map which was provided to your office. It was my intent at that time and the intent of the Board when the annexation ordinance passed to exclude property which did not front on Bethel Road or had not requested to be annexed. Mr. Ollie Swift's property, Map 127, Parcel 73.01 was not intended to be included in that annexation. I have drafted another clerical change to the ordinance which I hope will resolve this issue. If there is any problem with this wording, please let me know.

Ordinance 96-293 - On page 2, Line sixteen from the top and following should be changed to read,

"of Parcel No. 75.01; thence, in a southerly direction along the easterly line of Parcel No. 75.01, approximately 150 feet to the internal tract line of Parcel No. 62; thence following the internal tract line in an easterly direction to the westerly right of way of Mt. Pleasant Road, thence in a southerly direction to the northerly line of Parcel No. 73; thence following the boundary lines of Parcel No. 73 in a westerly and counter-clockwise direction to the western edge of Parcel No. 73.01, thence, in a southerly direction to the northern line of Parcel 72 thence, following northern line of Parcel 72 to the westerly right of way line of S. Mt. Pleasant Road in a southerly direction to the point of beginning."

I apologize for any inconvenience caused by these errors and will do anything possible to help alleviate any problems. If I can be of any assistance at all feel free to contact me at 859-0880.

Sincerely,

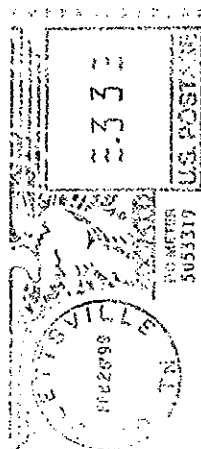


Michael D. Gorham  
City Manager

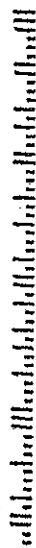
cc: Mr. Ollie Swift, 2137 S. Mt. Pleasant Rd, Greenbrier, Tennessee 37073

*City of Millersville*

1246 Louisville Hwy.  
Millersville, TN 37072-3613



Robertson County Assessors office  
521 S. Brown Street  
Attn: Lynn Hagerwood  
Springfield, TN 37172

37172+2341 

# Robertson County - Parcel: 126 023.00



Date: September 20, 2018  
County: Robertson  
Owner: MORRIS KIMBERLY G  
Address: SOUTH SWIFT RD 7558  
Parcel Number: 126 023.00  
Deeded Acreage: 0  
Calculated Acreage: 0.8  
Date of Imagery: 2013

TN Comptroller - OLG  
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**CITY OF MILLERSVILLE, TENNESSEE**

**ORDINANCE 18-705**

**AN ORDINANCE TO REZONE A 7.6 ACRE PORTION OF A 33.6 ACRE PARCEL LOCATED NEAR THE INTERSECTION OF BETHEL ROAD AND SOUTH MOUNT PLEASANT ROAD, ROBERTSON COUNTY MAP 125 PARCEL 177.00, FROM RESIDENTIAL R-1 TO COMMERCIAL C-1; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, a 7.6 acre +/- portion of land located within the municipal limits of the City of Millersville, and identified as a portion of Robertson County Map 125 Parcel 177.00, is currently zoned Residential District R-1; and

**WHEREAS**, the owner of this parcel requests the City rezone said portion of this property to Commercial C-1; and

**WHEREAS**, the proposed zoning designation is complimentary to other zoning designations and uses in the vicinity; and

**WHEREAS**, it is in the City of Millersville's best interest to rezone this particular portion of the parcel to allow for the highest and best use; and

**WHEREAS**, the Planning Commission voted unanimously to recommend the rezoning of this parcel to Commercial C-1 on September 11, 2018.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Millersville, Tennessee, that:

**SECTION 1.** The 7.6 acre portion of a parcel within the City of Millersville, Tennessee specifically identified as a portion of Robertson County Map 125 Parcel 177.00 is hereby rezoned from Residential R-1 to Commercial C-1. (Description of the respective portion of the parcel attached hereto as part of the Ordinance)

**SECTION 2.** All Ordinances or parts thereof in conflict herewith be and the same are hereby repealed.

**SECTION 3.** This Ordinance shall become effective immediately upon passage, the public welfare requiring it.

Passed First Reading: **SEP 18 2018** \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Timothy F. Lassiter, Mayor

Attest:

By: \_\_\_\_\_  
Holly L. Murphy, City Recorder

Approved as to form and legality:

By: \_\_\_\_\_  
Robert G. Wheeler, Jr., City Attorney

A description for a portion of the property located on South Mount Pleasant Road and Bethel Road (RC Map 125 Parcel 177.00) as recorded in Robertson County Record Book 1443 Pages 630-641

A 7.6 acre +/- portion of land transferred unto Leann G. Barron by Quitclaim Deed, recorded in Robertson County Record Book 1443 Pages 630-641 (Attachment 1) and located within the municipal limits of the City of Millersville, as annexed by Ordinance 96-293 (Attachment 2) of which its legal description was corrected by two (2) letters to the Robertson County Assessor's Office from the City of Millersville, postmarked April 7, 1997 and dated & postmarked February 26, 1999 (Attachment 3). This portion of land being a part of the same property identified as Robertson County Map 125 Parcel 177.00.



# Attachment 1

<p><b>THIS DOCUMENT PREPARED BY:</b></p> <p><b>JEFFREY MOBLEY</b>          Howard &amp; Mobley, PLLC          2319 Crestmoor Road          Nashville, Tennessee 37215          (615) 627-4444</p>	<p>STATE OF TENNESSEE )          COUNTY OF DAVIDSON )</p> <p>The actual consideration for this transfer is \$-NONE-</p> <p><i>Leann G. Barron</i>          Leann G. Barron, Affiant          Subscribed and sworn to before me this 26<sup>th</sup> day of          October, 2011.</p> <p><i>Julia G. Hunt</i>          Notary Public          My Commission Expires JAN 7, 2013</p>
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Address of new owner:

Leann G. Barron  
 1600 Linden Avenue  
 Nashville, TN 37212

Send Tax Bills to: Map-Parcel Numbers:

SAME

Map 125, Parcel 139

MAP 127 | PARCEL 62

MAP 125 | PARCELS 177+177.01+09000

## QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., (the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interests in the subject parcels of real property, hereby release, remise and quitclaim unto Leann G. Barron, her heirs, successors, and assigns, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference. The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Frankie Fletcher, Register  
 Robertson County Tennessee  
 Rec #: 209337 Instrument #: 243464  
 Rec'd: 60.00 Recorded  
 State: 0.00 12/19/2011 at 8:30 AM  
 Clerk: 0.00 in Record Book  
 Other: 2.00 1443  
 Total: 62.00 Pgs 630-641

The subject realty is not the usual place of residence of any of the Grantors or Grantee hereunder. The spouse of each Grantor joins in this conveyance for the purpose of conveying any interest in the subject property by virtue of his or her marriage to such Grantor.

WITNESS our hands this 4<sup>th</sup> day of <sup>November</sup>~~October~~, 2011.

Donna G. Nelson  
Donna G. Nelson  
Russell L. Nelson  
Russell L. Nelson  
Leann G. Barron  
Leann G. Barron  
Jay Barron  
Jay Barron  
Don M. Grubbs, Jr.  
Don M. Grubbs, Jr.  
Carol Grubbs  
Carol Grubbs

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna G. Nelson, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26<sup>th</sup> day of October, 2011.

My Commission Expires:

My Commission Expires JAN. 7, 2013

Julia C. Hunt  
Notary Public

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell L. Nelson, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28<sup>th</sup> day of October, 2011.

My Commission Expires:

My Commission Expires JAN. 7, 2013

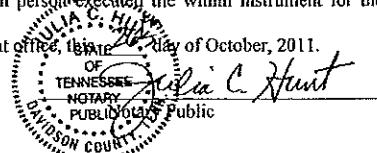
Julia C. Hunt  
Notary Public

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leann G. Barron, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18<sup>th</sup> day of October, 2011.

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



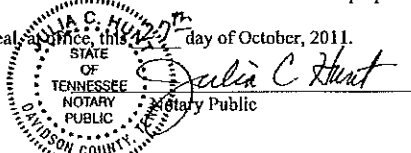
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Barron, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12<sup>th</sup> day of October, 2011.

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



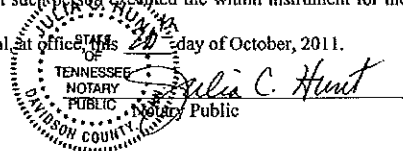
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Murry Grubbs, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18<sup>th</sup> day of October, 2011.

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



My Commission Expires JAN. 7, 2013

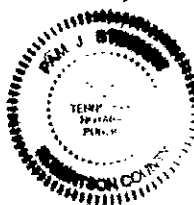
STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )  
Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Grubbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4<sup>th</sup> <sup>November</sup> day of ~~October~~, 2011.

My Commission Expires: 12-2-2013

Pam J. Stewart  
Notary Public



## EXHIBIT A

### Legal Descriptions

#### NOTE:

**INCLUDED IN THE PROPERTY DESCRIPTIONS ON THIS EXHIBIT A, BUT EXCLUDED FROM THIS CONVEYANCE ARE ANY TRACTS CONVEYED TO DON MURRY GRUBBS, JR., AND TO DONNA G. NELSON IN DEEDS OF RECORD IN THE REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE, WHICH ARE BEING RECORDED CONCURRENTLY HERewith.**

Kelly Willis Rd., Map 125, parcel 139, 13.19 acres (Millersville egg farm)

A tract or parcel of land in the 12th Civil District of Robertson County, Tennessee, more particularly described as follows:

**BEGINNING** at the northwest corner of subject tract, a fence post in the line of the tract conveyed or to be conveyed to Joe Charles Harris, et ux by Vallie Katherine Williams, running thence South 3 deg. 30' West 537 feet, with fence line, to a point in the margin of Bethel to Greenbrier road, thence, with the northerly margin of said road, South 86 deg. East 1223.5 feet; thence with the margin of said road, South 77 deg. 45' East 300 feet; thence continuing with the northerly margin of said road, South 87 deg. 30' East 572 feet to a point, the beginning of a curve; thence around said curve in the road to the left, 25 feet to a point in the westerly margin of the Gideon Road, thence, with the westerly margin of Gideon Road, North 8 deg. 15' West 223 feet to a stake, thence, continuing with the westerly margin of said Gideon road North 400 feet to a stake in the margin of said road, said stake being southeast corner of the said Harris' tract heretofore referred to; thence North 89 deg. 18' West 927 feet, with said Harris, to the beginning containing 13.19 acres, more or less, including the road frontage to the center line of said roads to comply with description in deeds in said calculations.

Said premises is subject to easement of record in Land Mortgage Book 34, page 449, RORCT.

The above described property is part of the properties conveyed to Joyce Lovelace Grubbs from Joyce Lovelace Grubbs, Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., co-trustees of the Don Murry Grubbs, Sr. Living Trust dated January 31, 1995, by Marital Share Quitclaim Deed of record in Book 638, pages 58-65, Register's Office for Robertson County, Tennessee.

Don M. Grubbs, Sr., also known as Don Murry Grubbs, Sr., died on February 18, 1999.

Joyce L. Grubbs and Joyce Lovelace Grubbs are one and the same person.

Being part of the same property conveyed to Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., equally, as tenants-in-common, by deed from Grubbs Family, LLC, a Tennessee limited liability company, of record in Book 1442, Page 718, Register's Office for Robertson County, Tennessee.

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Map 127/Parcel 62  
Map 125/Parcels 177 & 177.01 & 09000

The below described property is that property described on the above Tax Map and Parcel Number. There is a deed from Don M. Grubbs et ux to Joyce L. Grubbs, Trustee, at Deed Book 340, page 75, said Register's Office, which is believed attempted to describe accurately the subject property certain additions, corrections, or notations are included herein to that prior deed in an effort to compile an accurate legal description.

**Parcel 1:**

**BEGINNING** at a point in the center of the Eldorado and Bethel Church Road, H.H. Morris' southeast corner in Mrs. Ivy Darks' line; runs thence with said Morris' line south 89 degrees west 22.1 poles to a stone; thence south 1½ degrees east 21.1 poles to a point in the center of Bethel Church Road; thence with said Bethel Church road as follows; south 78 degrees east 15.6 poles; north 37 degrees east 11 poles; north 2 degrees east 15 poles to the beginning, containing 2.94 acres, more or less, as surveyed by J.R. Scott, County Surveyor of said County, on April 5, 1937. The above described property was conveyed to Mrs. Avis C. Grubbs by Nannie B. Jones et al at Deed Book 91, page 477, said Register's Office. See the derivation for Tract No. 1 at Deed Book 340, page 75, for further derivations.

**Exclusion No. 1:**

**BEGINNING** at a concrete monument in the westerly margin of Eldorada Springs Road and being the most northeasterly corner of herein described tract, and the most southeasterly corner of Ollie Swift property (DB 187, pg 435, RORCT); thence S 01 deg. 51 min. 06 sec. W. 107.27 feet to a set iron pin; thence with a curve to the right (I=20°32'42", L=90.08', R=251.22') 90.08' to a set iron pin; thence now leaving the margin of said road with the line of Williams N 85 deg. 58 min. 3 sec. W 180.04 feet to a set iron pin said pin and line being agreed on by all adjoining property owners (Don Grubbs, Ollie Swift, and Todd Williams on 5/19-93); thence N 01 deg. 34 min. 38 sec. W 194.64 feet to a set iron pin; thence S 86 deg. 14 min. 06 sec. E. 214.30 feet to the point beginning, containing 0.91 acres, more or less according to a survey dated 5/11/93, by Tommy E. Walker, Tennessee License No. 1465. This is the property conveyed unto Trustees and Deacons of the Bethel Baptist Church by deed of record in Deed Book 331, page 694, said Register's Office.

**Exclusion No. 2:**

**BEGINNING** at a point in the center of the Eldorada Springs and Bethel Church road, H.H. Morris' southeast corner in Mrs. Ivy Darks' line, being the northeast corner of a tract of land sold and by deed conveyed to Mrs. Avis C. Grubbs by Nannie B. Jones and others on April 6, 1937, which said deed is of record in the office of the Register for Robertson County, Tennessee, in Deed Book No. 91, at Page No. 477; thence with said Morris' line south 89 deg. West 21.1 poles to a stone; thence south 1½ deg. East 3 poles to a point in the west line of said tract of land conveyed to Mrs. Avis C. Grubbs by Nannie D. Jones and other hereinbefore referred to; thence in an easterly direction about 21.1 poles to a point in the center of said Eldorada Springs and Bethel Church Road; thence north 2 deg. East with the center of said road 4 poles and 12 feet to the beginning, being the northerly portion of the tract of land sold and by deed conveyed to Mrs. Avis C. Grubbs by Nannie B. Jones and other hereinbefore mentioned. This being the property conveyed to David Hassell Jones et ux by Mrs. Avis C. Grubbs of record at Deed Book 93, page 190, said Register's Office.

**Exclusion No. 3:**

**BEGINNING** in the center of the Bethel-Hygeia Road, the N.E. corner of this tract and the S.E. corner of Avis Grubbs; thence in a northwesterly direction 9 poles and 8 feet to a stone; thence in a southwesterly direction about 8 poles and 9 feet to a stone; thence in a southerly direction about 5 poles to the center of the Bethel-Hygeia Road; thence following the center of said road, about 20 poles and 14 feet to the beginning, containing about one-half acre of land, being the southern portion of a tract of 2.96 acres sold and by deed conveyed to the undersigned Avis Grubbs by Nannie B. Jones about 1938, said deed being of record in the office of the Register for Robertson County, Tennessee, the land herein conveyed lying about 4½ miles east of Greenbrier, and being the same property conveyed to Samuel C. Mayes by deed from Avis Grubbs of record at Deed Book 97, page 304, said Register's Office.

Of the above three (3) exclusions from the 2.94 acre tract, exclusion No. 1 is designated in that Quitclaim Deed referenced at Deed Book 340, page 75. Exclusions 2 and 3 were not excluded in the prior deed from the 2.94 acre tract, should have been, and had been conveyed by Avis Grubbs, the mother of Don M. Grubbs, before his inheritance. In addition, the property in said deed conveyed to the Bethel Baptist Church, containing 1 .953 acres is not an exclusion from the 2.94 acre tract, but should be excluded from the 9 acre tract described below.

**Parcel No. 2**

**BEGINNING** at a point in the center of the Eldorada road, corner to Mrs. N.B. Jones, said beginning point being the southeast corner of a tract of land of 17.9 acres sold by deed conveyed to H.H. Morris and wife, Ruth Morris, by D.A. Jones and wife, Mrs. N.B. Jones, on March 24, 1937, which said deed is of record in the office of the Register's Office for Robertson County, Tennessee, in Deed Book 88, Page 54 to which reference is here made; thence south 89 deg. West about 48 poles running just north of a rail fence to the southeast corner of a 4 1/4 acre tract sold by deed conveyed by H.H. Morris and wife, Ruth Morris, to M.L. Webb and wife, Jetta Webb, on February 20, 1946, which said deed is of record in the office of the Register for Robertson County, Tennessee in Deed Book 101, page 100 to which reference is here made; thence north 4 deg. East with the east line of said 4 1/4 acre tract 31 poles to a stone, the northeast corner of said 4 1/4 acre tract and also the southeast corner of a tract of land sold and by deed conveyed to M.L. Webb and wife, Jetta Webb, by H.H. Harris and wife, Ruth Morris, on March 26, 1945, which said deed is of record in the office of the Register for Robertson County, Tennessee, in Deed Book 99, page 119 to which reference is here made; thence south 86 deg. east with a north line of the said 17.9 acre tract above referred to 47 poles to a point in the center of Eldorado road, and a corner in J.S. Webb's line and a corner of said 17.9 acre tract; thence south 2 deg. west with said Eldorado road, 27.1 poles to the beginning, containing 9 acres more or less. This is the same property conveyed to Mrs. Avis Grubbs by H.H. Morris et ux at Deed Book 103, page 29, said Register's Office. Also, this is Tract 2 of the property conveyed at Deed Book 340, page 75, said Register's Office.

**Exclusion No. 1:**

**BEGINNING** at an iron rod on the northern margin of Bethel Road said point being the southeast corner of the property of the Trustees and Deacons of the Bethel Baptist Church and being the southwest corner of this tract; thence leaving said road margin with the line of the Church, N. 04 degrees 30' 00" E. 848.42 feet to an iron rod at the Church northeast property corner; thence leaving Church line with a new line, S. 85 degrees 30' 00" E. 100 feet to a

concrete monument; thence continuing with a new line S. 04 degrees 30' 00" W. 855.43 feet to a concrete monument on the northern margin of Bethel Road, passing through a reference concrete monument at 455.43 feet; thence with the northern margin of Bethel Road and a concaved curve, delta of 08 degrees 05' 55", radius of 709.82 feet, length of 100.33 feet, chord bearing of N. 81 degrees 29' 23" W. 100.24 feet to the point of beginning; containing 1.953 acres, more or less; as per survey by: R.L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, TN 37072, dated July 15, 1994. Being the same property as that conveyed to the Deacons of the Bethel Baptist Church at Deed Book 331, page 694, said Register's Office.

**Exclusion No. 2:**

**BEGINNING** at a point in the center of the Eldorado Road, Ollie Swift's northeast corner and the southeast corner of this land, thence with the center of said road North 00 deg. 30' E. 150 feet to a point, a corner to Mrs. Avis Grubbs; thence with the line of Mrs. Grubbs as follows: North 89 deg. 00' W. 225 feet to a concrete marker; South 00 deg. 30' W. 150 feet to a concrete marker, a corner to said Mrs. Grubbs in the line of aforesaid Swift; thence with the line of said Swift South 89 deg. 00' E. 225 feet to the beginning, containing 0.77 acre, more or less, as surveyed by John R. Alley, County Surveyor of Robertson County, Tennessee, on May 12, 1966, and being a portion of the property conveyed to H.H. Morris and wife, Ruth Morris, to Avis Grubbs by deed of record in Deed Book 103, at page 29, in the Register's Office for Robertson County, Tennessee. Also from Avis Grubbs et vir, to Ollie S. Swift et ux of record at Deed Book 138, page 337, said Register's Office.

**Parcel No. 3**

**BEGINNING** in the center of the Ridgetop and Eldorado Springs Road, a corner to Herman Morris, and running thence north 87 degrees west 47 poles to a stone, a corner in said Herman Morris' line; thence north 3½ degrees east 65 poles to a stone, a corner to M. L. Webb in Clement Crawford's line; thence south 87 degrees east 39 poles to a point in the Ridgetop and Eldorado Springs Road, a corner to Clement Crawford; thence with said road as follows: South 10 degrees east 16 poles; south 4 degrees east 8 poles; south 2 degrees east 20 poles; south 2 degrees west 22 poles to the beginning, containing 18.1 acres, more or less. This is the same property conveyed to Mrs. Avis Grubbs by Gerald E. Jones et ux, at Deed Book 97, page 287. Being also the property conveyed as Tract #3 in the deed from Don M. Grubbs to Joyce L. Grubbs, Trustee of record at Deed Book 340, page 77, said Register's Office. This is also the same property described as Tract No. 5 in this prior deed, the said Tract No. 5 describing a tax deed from the State of Tennessee which was received by Grubbs in 1961 after the Grubbs prior purchase of the property from Jones in 1944, said tax deed clearing the title to the property regarding back taxes of Jones.

**Exclusion No. 1:**

**BEGINNING** at a point in the center of the Bethel and Eldorado Road, in line with a 4 X 4 concrete block set in the bank on the west side of said Road, corner to Avis Grubbs and the southeast corner of this lot, runs thence with the center of said Road northerly 100 feet to a point, corner to Avis Grubbs in line with a stone in the bank on the west side of said road; thence in a westerly direction, passing through said stone, 300 feet to a stone, corner to said Mrs. Grubbs; thence westerly 75 feet to a stone her corner; thence with her line southerly 70 feet to a stone, her corner; thence with her line in an easterly direction and running through the center of said concrete block in all 385 feet to the beginning. This is the same property conveyed by Avis Grubbs et vir, to H.H. Minchey et ux at Deed Book 136, page 58, said Register's Office. Said



prior deed recites that this is a portion of the Clement Crawford property conveyed to Grubbs at Deed Book 100, page 75. Actually, said property may not contain any of the Crawford property, but substantially is a portion of the above 18.1 acre Gerald Jones property.

**Parcel No. 4**

**BEGINNING** at a point in the Bethel Road, corner to Melvin Grubbs and H.L. Shannon, thence north 88 degrees west 60.8 poles to a poplar tree, corner to Fate Webb in Lloyd Sloan's line; thence north ½ degrees west 27.3 poles to a stone, corner to H.L. Shannon in Sloan's line; thence south 88 degrees east 62 poles to a point in road, corner to said Shannon; thence with the road south 3 degrees west 27.3 poles to the beginning, containing 10.5 acres. Being the same property conveyed to Mrs. Avis Grubbs by Clement Crawford at Deed Book 100, page 73, said Register's Office, and also being the same as Tract #4 in the deed from Don M. Grubbs to Joyce L. Grubbs, Trustee of record at Deed Book 340, page 77.

**Exclusion No. 1:**

**BEGINNING** at a concrete monument (old) in the westerly margin, 25 feet from the centerline of South Mt. Pleasant Road, the most southeast corner of this tract, and being a corner to Helen Wix (deed book 326, page 806); thence, leaving said road and with the line of said Wix, N. 89 deg. 36 min. 09 sec. W 286.73 feet to an iron pin (new) in the line of said Wix; thence, with a new line, N. 00 deg. 23 min. 51 sec. 406.48 feet to an iron pin (new); thence, S 82 deg. 56 min. 09 sec. E. 63.31 feet to a concrete monument (old), a corner of Elizabeth L. Byrne Fisher (deed book 173, page 371); thence, with the line of said Fisher, S. 82 deg. 42 min. 59 each. E. 56.37 feet to a point in the line of said Fisher, a corner to George Newcomb; thence, with said Newcomb, S 02 deg. 59 min. 48 sec. E. 109.42 feet to an iron pin (old); thence, continuing with said Newcomb, S. 81 deg. 00 min. 28 sec. E. 77.71 feet to a corner post in the line of said Newcomb, a corner to Oscar Torkelson (deed book 274, page 1073), thence, with said Torkelson, S.06 degrees 13 min. 21 sec. W. 104.56 feet to an iron pin (new); thence continuing with said Torkelson, S. 82 deg. 58 min. 55 sec. E. 113.63 feet to an iron pin (new) in the westerly margin of said South Mt. Pleasant Road; thence, with said road, S. 06 deg. 56 min. 00 sec. W. 155.42 feet to the beginning, containing 1.96 acres, more or less, as per survey of Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated July 25, 1994. Being the property conveyed to Charles Seay Crawford et ux, by Don Grubs at Deed Book 333, page 63, said Register's Office.

**Exclusion No. 2:**

**BEGINNING** on a stake located 100 feet as measured south along the west margin of Bethel Road, this measurement being made from the northeast corner of a 10.5 acre tract of land conveyed to Avis Grubbs as hereinafter set forth, and out of which 10.5 acre tract this lot is a portion thereof, and from the point of beginning runs thence with the west margin of said road South 3 deg. W. 100 feet to a stake; thence North 88 deg. W. 100 feet to a stake; thence North 3 deg. E. 100 feet to a stake; thence South 88 deg. E. 100 feet to a stake and the point of beginning, and being the same property conveyed to Hoyte Phillips and wife, Norma Phillips by deed from Avis Grubbs and husband, Melvin Grubbs of record at Deed Book 150, page 214, said Register's Office.

**Exclusion No. 3:**

**BEGINNING** at a four inch square concrete marker reinforced with steel driven in the ground, said beginning point being in the west margin or line of the Bethel Road and being approximately fourteen feet south 3 deg. West from the northeast corner of a tract of land sold and by deed conveyed to Avis Grubbs by Clement Crawford on June 28, 1945, said deed being of record in the office of the Register for Robertson County, Tennessee, in Deed Book No. 100 at page 73 to which reference is here made; thence north 88 deg. West 100 feet to a four inch square concrete marker reinforced with steel driven in the ground; thence south 3 deg. West 100 feet to a four inch square concrete marker reinforced with steel driven in the ground; thence south 88 deg. East 100 feet to a four inch square concrete marker reinforced with steel driven in the ground, in the west margin or line of the Bethel Road; thence north 3 deg. East with the west margin or line of the Bethel Road to the point of beginning. Being the same property conveyed to George William Newcomb and wife, Mary Louise Newcomb by deed from Avis Grubbs and husband, Melvin Grubbs of record at Deed Book 137, page 256, said Register's Office.

**Exclusion No. 4:**

**BEGINNING** at an iron pin, the northwest corner of a tract of land which belongs to George W. Newcomb, having a deed reference in Deed Book 137, page 256, Register's Office for Robertson County, Tennessee, the northeast corner of this tract and continuing as follows; with a new line, N 83 deg. 26 min. 02" W. 129.15 feet to an iron pin; thence continuing with a new line, S 4 deg. 50 min. 00" E. 100.15 feet to an iron pin; thence continuing with a new line, S 82 deg. 50 min. 40" E. 105.70 feet to a concrete monument, the northwest corner of a tract of land which belongs to Fentress M. Myers, having a deed reference in Deed Book 183, page 410, Register's Office for Robertson County, Tennessee, and the southwest corner of said tract of land which belongs to George Newcomb; thence with the line of George W. Newcomb, N 8 deg. 40 min. 45" E. 99.33 feet to the point of beginning, containing 11,587 square feet as surveyed by Kessinger & Associates, dated February 4, 1981. Being the same property that was conveyed from Avis Grubbs to George Newcomb and wife, Louise Newcomb of record at Deed Book 252, page 190.

**Parcel No. 5**

**BEGINNING** at a stone in the Bethel Road, the southeast corner of the Bethel Church property and runs thence in an easterly direction with the Bethel-Hygeia road 34 rods and 5 feet to a point in Avis Grubbs' line; thence in a northerly direction with said Grubbs' line 20 rods and 8 feet to a stone in H.H. Morris' line; thence in a westerly direction with the said Morris line 34 rods and 12 feet to a stone; thence in a southerly direction with the line of Bethel Church property 14 rods and 9 feet to the beginning, containing 3½ acres, more or less, and being the same property as that conveyed to Mrs. Avis Grubs by deed from D.A. Jones and wife, Mrs. Nannie Belle Jones of record at Deed Book 93, page 259, said Register's Office.

**Tax Map 125/Part of Parcel 177 (1.88 acres)**

Beginning at an iron bar monument (new), in the northerly margin Bethel Road, the southwest corner of a tract of land which belongs to Judson Todd Williams, having a deed reference in Deed Book 319, Page 777, RORCT, the southeast corner of this tract, and continuing with the northerly margin of Bethel Road, as follows:

N 67°21'43" W, 135.87 feet to an iron pin (new);

thence with a curve to the left, having a radius of 3152.28 feet, an arc distance of 57.88 feet, and a chord bearing and distance of N 67°53'16" W, 57.88 feet to iron pin (new);

thence, N 68°24'50" W, 50.62 feet to an iron bar monument (new), in the northerly margin of Bethel Road;

thence with a new line as follows:

N 21°35'10" E, 214.62 feet to an iron bar monument (new);

thence, S 76°59'56" E, 167.06 feet to an iron bar monument (new);

thence, N 12°36'34" E, 61.46 feet to an iron bar monument (new);

thence, S 80°32'22" E, 45.83 feet to a concrete monument (old), the northwest corner of a tract of land which belongs to Ollie Swift, having a deed reference in Deed Book 187, Page 435, RORCT;

thence, S 06°19'17" W, 49.96 feet to a concrete monument (old), the southwest corner of said tract of land which belongs to Ollie Swift;

thence, S 75°25'19" E, 115.81 feet to an iron bar monument (new), a common corner of said tract of land which belongs to Ollie Swift, and a tract of land which belongs to Ollie Swift, having a deed reference in Deed Book 319, Page 777, RORCT;

thence, S 09°14'54" W, 194.64 feet to an iron bar monument (new), a common corner of said second mentioned tract of land which belongs to Ollie Swift, and said tract of land which belongs to Judson Todd Williams;

thence, N 82°42'00" W, 137.00 feet to an iron bar monument (new), the northwest corner of said tract of land which belongs to Judson Todd Williams;

thence, S 14°18'00" W, 55.34 feet, to the point of beginning, containing 1.88 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 14, 2011.

All of the above property being part of the same property conveyed to Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., equally, as tenants-in-common, by deed from Donna G. Nelson, Leann G. Barron and Don Murry Grubbs, Jr., Trustees of the Don Murry Grubbs, Sr. Living Trust dated January 31, 1995, of record in Book 1442, Page 732, Register's Office for Robertson County, Tennessee.

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**NOTE:**

**INCLUDED IN THE PROPERTY DESCRIPTIONS ON THIS EXHIBIT A,  
BUT EXCLUDED FROM THIS CONVEYANCE ARE ANY TRACTS  
CONVEYED TO DON MURRY GRUBBS, JR., AND TO DONNA G.  
NELSON IN DEEDS OF RECORD IN THE REGISTER'S OFFICE FOR  
ROBERTSON COUNTY, TENNESSEE, WHICH ARE BEING RECORDED  
CONCURRENTLY HEREWITH.**

## Attachment 2

### ORDINANCE 96-293

#### **AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MILLERSVILLE, TENNESSEE.**

**BE IT ORDAINED BY THE Board of Commissioners of the City of Millersville, Tennessee:**

Section 1. Pursuant to authority conferred by Section 6-51-102, T.C.A., there is hereby annexed to the City of Millersville, Tennessee and incorporated within the corporate boundaries the following described territory:

Beginning at the point where the westerly right of way line of Mt. Pleasant Road meets the northerly right of way line of Bethel Road, as shown on Map No. 127, Robertson County, Tennessee, prepared by Tobin Rountrey, Inc., revised November 1995; thence, following the northerly right of way line of Bethel Road in a westerly direction to the point where said line intersects the southerly line of Parcel No. 57, as shown on Map No. 127; thence, following the southerly lines of Parcel Nos. 57, 81, 82, and 83, as shown on Map No. 127, in a westerly direction to the westerly line of Parcel No. 83; thence, following the westerly lines of parcel Nos. 83 and 80, as shown on Map No. 127, in a northerly direction to the southerly line of the aforesaid Parcel No. 57; thence, following the southerly lines of Parcel Nos. 57, 57.01, 51, 51.06, 51.03, 51.04, 51.02, 54.01, and 54, as shown on Map No. 127, in a westerly direction and continuing in a straight line to the easterly line of Parcel No. 48, as shown on Map No. 127; thence, following the easterly line of Parcel Nos. 48, 95, and 48.02, as shown on Map No. 127, in a southerly direction to the southerly line of Parcel No. 48.02; thence, following the southerly line of Parcel No. 48.02 in a westerly direction to the westerly line of Parcel Nos. 48.02; thence, following the westerly line of Parcel No. 48.02 in a northerly direction to the southerly line of Parcel No. 86.01, as shown on Map No. 127; thence, following the southerly line of Parcel No. 86.01 in a westerly direction to the westerly line of Parcel No. 86.01; thence, following the westerly line of Parcel No. 86.01 in a northerly direction to the northwesterly corner of Parcel No. 86.01; thence, in a straight line to the southwestly corner of Parcel No. 47, as shown on Map No. 127; thence, following the westerly line of Parcel No. 47 in a northerly direction to the northerly line of Parcel No. 47; thence, following the northerly lines of Parcel Nos. 47 and 48.01 as shown on Map No. 127, in an easterly direction to the northeasterly corner of Parcel No. 48.01; thence, in a straight line to the northwesterly corner of Parcel No. 49, as shown on Map No. 127; thence, in an easterly direction along the northerly line of Parcel No. 49 to the easterly line of Parcel No. 49; thence, in a southerly direction along the easterly lines of Parcel Nos. 49, 50 and 51.01 to the northerly line of Parcel No. 51.03, as shown on Map 127; thence, in an easterly direction along the northerly line of Parcel 51.03 to the easterly line of Parcel No. 51.03; thence, in a southerly direction along the easterly line of Parcel No. 51.03 to the northerly line of Parcel No. 51.06; thence, in an easterly direction along the northerly lines of Parcel Nos. 51.06 and 51 to the westerly line of Parcel No. 57; thence, following the westerly line of Parcel No. 57 in a northerly direction to the northerly line of


Parcel No. 57; thence, following the northerly line of Parcel No. 57 in an easterly and clockwise direction to the northerly line of Parcel No. 58.01, as shown on Map 127; thence, following the northerly lines of Parcel Nos. 58.01 and 58.02 in an easterly direction to the easterly line of Parcel No. 58.01; thence, in a straight line to the point where the easterly right of way line of Williams Road intersects the southerly line of Parcel No. 23.07, as shown on Map 127; thence, in a southerly direction along the easterly right of way line of Williams Road to the northerly line of Parcel No. 22.08, as shown on Map 127; thence, in an easterly direction along the northerly line of Parcel Nos. 22.08, 22.11, 22.12, 22.03 to the westerly line of E.C. Cavanah Subdivision, as shown on Map 127; thence, in a northerly direction along the westerly line of E.C. Cavanah Subdivision to the northerly line of said subdivision; thence, following the northerly line of said subdivision in an easterly direction to the easterly line of Parcel No. 59.01, as shown on Map 127; thence, in a straight line to the southerly line of Parcel No. 60, as shown on Map No. 127; thence, in a northerly direction along the westerly line of Parcel No. 60 to the northerly line of Parcel No. 60; thence, in an easterly direction along the northerly line of Parcel No. 60 to the easterly line of Parcel No. 60; thence, in a southerly direction along the easterly line of Parcel No. 60 to the southerly line of Parcel No. 62; thence, following the southerly line of Parcel No. 62 in an easterly direction to the westerly right of way of Mt. Pleasant Road; thence, in a southerly direction along the westerly right of way of Mt. Pleasant Road to the northerly line of Parcel No. 73; thence, following the boundary lines of Parcel No. 73 in a westerly and counter-clockwise direction to the point where the southerly line of Parcel No. 73 intersects to the westerly right of way line of Mt. Pleasant Road; thence, following the westerly right of way line of Mt. Pleasant Road in a southerly direction to the point of beginning.

Section 2: This ordinance shall take effect on the earliest date allowed by law.

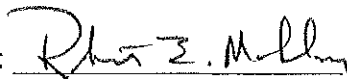
Passed First Reading 8/13/90

Passed Second Reading 8/27/90

ATTEST:

  
Holly L. Murphy, City Recorder

Board of Commissioners

By:   
Robert E. Mobley, Mayor

Attachment 3

*City of Millersville*

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1246 Louisville Hwy.  
Millersville, TN 37072-3613

Mayor - Robert E. Mobley  
Vice Mayor - David McCoy  
City Manager - Eric Brangenberg

Commissioner Ray Crunk  
Commissioner Ray Hall  
Commissioner D. J. O'Donnell

Robertson County Assessor's Office  
Robertson County Office Building  
521 S. Brown Street  
Attn: Mr. Lynn Hagewood  
Springfield, Tennessee 37172

Dear Sir/Madam,

I am writing this to clarify some questions which you have brought to my attention. The questions involve the intent of the Millersville Board of Commissioners with regard to two of our annexation ordinances. Hopefully, the following will clarify any questions you may have:

Although the revision of Map 127, Robertson County used to write up Ordinance 96-293 indicates November 1995, the person writing up the ordinance was evidently looking at a revision dated earlier, because of some changes which have taken place. Bethel Baptist Church approached the City of Millersville requesting annexation of all their property in order to provide them with sewer service. That was the intent of the Board and it was thought that the eastern line of parcel #60 was the eastern line of their property. Since it has been brought to my attention that they have purchased another tract, identified as parcel # 75.01, I have researched the intent and determined that the following verbage would have accomplished the intent of the Board. Ordinance 96-293 - On page 2, Line sixteen from the top and following should be changed to read,

"of Parcel No. 75.01; thence, in a southerly direction along the easterly line of Parcel No. 75.01, approximately 150 feet to the internal tract line of Parcel No. 62; thence following the internal tract line in an easterly direction to the westerly right of way of Mt. Pleasant Road, thence in a southerly direction to the northerly line of Parcel No. 73; thence following the boundary lines of Parcel No. 73 in a westerly and counter-clockwise direction to the point where the southerly line of Parcel No. 73 intersects to the westerly right of way line of Mt. Pleasant Road; thence, following the westerly right of way line of Mt. Pleasant Road in a southerly direction to the point of beginning."

On Ordinance 96-292, the line on the map provided to your office was inadvertently drawn on the southern boundary of Map 128, Parcel No. 71, because of the

Parcel being on the edge of the map, divided between Map 128 and 127. The intent of the Board was to annex the area specified in the verbage of the Ordinance, including Parcel No. 71. The Board had been asked to annex the property around Bethel Baptist Church, Highland Rim Speedway and others and the intent was to annex all property connecting to Bethel Road on the northside of the road from the existing City Limits to the property which had requested to be annexed.

I apologize for any inconvenience caused by these errors and will do anything possible to help alleviate any problems. If I can be of any assistance at all feel free to contact me at 859-0880.

Sincerely,

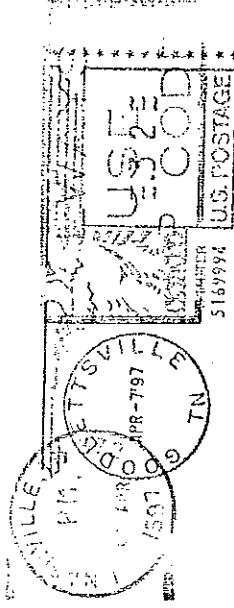
A handwritten signature in cursive script that reads "Michael D. Gorham".

Michael D. Gorham  
City Manager



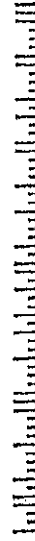
*City of Millersville*

1246 Louisville Hwy.  
Millersville, TN 37072-3613



Robertson County Tax Assessor  
Robertson County Office Building  
521 S. Brown Street  
Attn: Mr. Lynn Hagewood  
Springfield, Tennessee 37172

37172-2341 03



# City of Millersville

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1246 Louisville Hwy.  
Millersville, TN 37072-3613

Phone (615) 859-0880

Fax (615) 851-1825

February 26, 1999

Robertson County Assessor's Office  
521 S. Brown Street  
Attn: Mr. Lynn Hagewood  
Springfield, Tennessee 37172

Dear Lynn,

In my letter of April 1997, I made clerical changes to the language of Ordinance 96-293 to provide closure to the map which was provided to your office. It was my intent at that time and the intent of the Board when the annexation ordinance passed to exclude property which did not front on Bethel Road or had not requested to be annexed. Mr. Ollie Swift's property, Map 127, Parcel 73.01 was not intended to be included in that annexation. I have drafted another clerical change to the ordinance which I hope will resolve this issue. If there is any problem with this wording, please let me know.

Ordinance 96-293 - On page 2, Line sixteen from the top and following should be changed to read,

"of Parcel No. 75.01; thence, in a southerly direction along the easterly line of Parcel No. 75.01, approximately 150 feet to the internal tract line of Parcel No. 62; thence following the internal tract line in an easterly direction to the westerly right of way of Mt. Pleasant Road, thence in a southerly direction to the northerly line of Parcel No. 73; thence following the boundary lines of Parcel No. 73 in a westerly and counter-clockwise direction to the western edge of Parcel No. 73.01, thence, in a southerly direction to the northern line of Parcel 72 thence, following northern line of Parcel 72 to the westerly right of way line of S. Mt. Pleasant Road in a southerly direction to the point of beginning."

I apologize for any inconvenience caused by these errors and will do anything possible to help alleviate any problems. If I can be of any assistance at all feel free to contact me at 859-0880.

Sincerely,

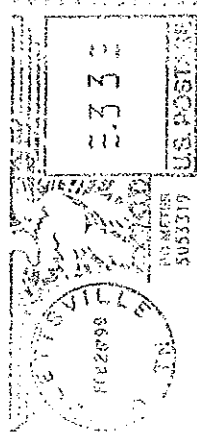


Michael D. Gorham  
City Manager

cc: Mr. Ollie Swift, 2137 S. Mt. Pleasant Rd, Greenbrier, Tennessee 37073

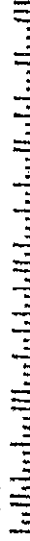
*City of Millersville*

1246 Louisville Hwy.  
Millersville, TN 37072-3613

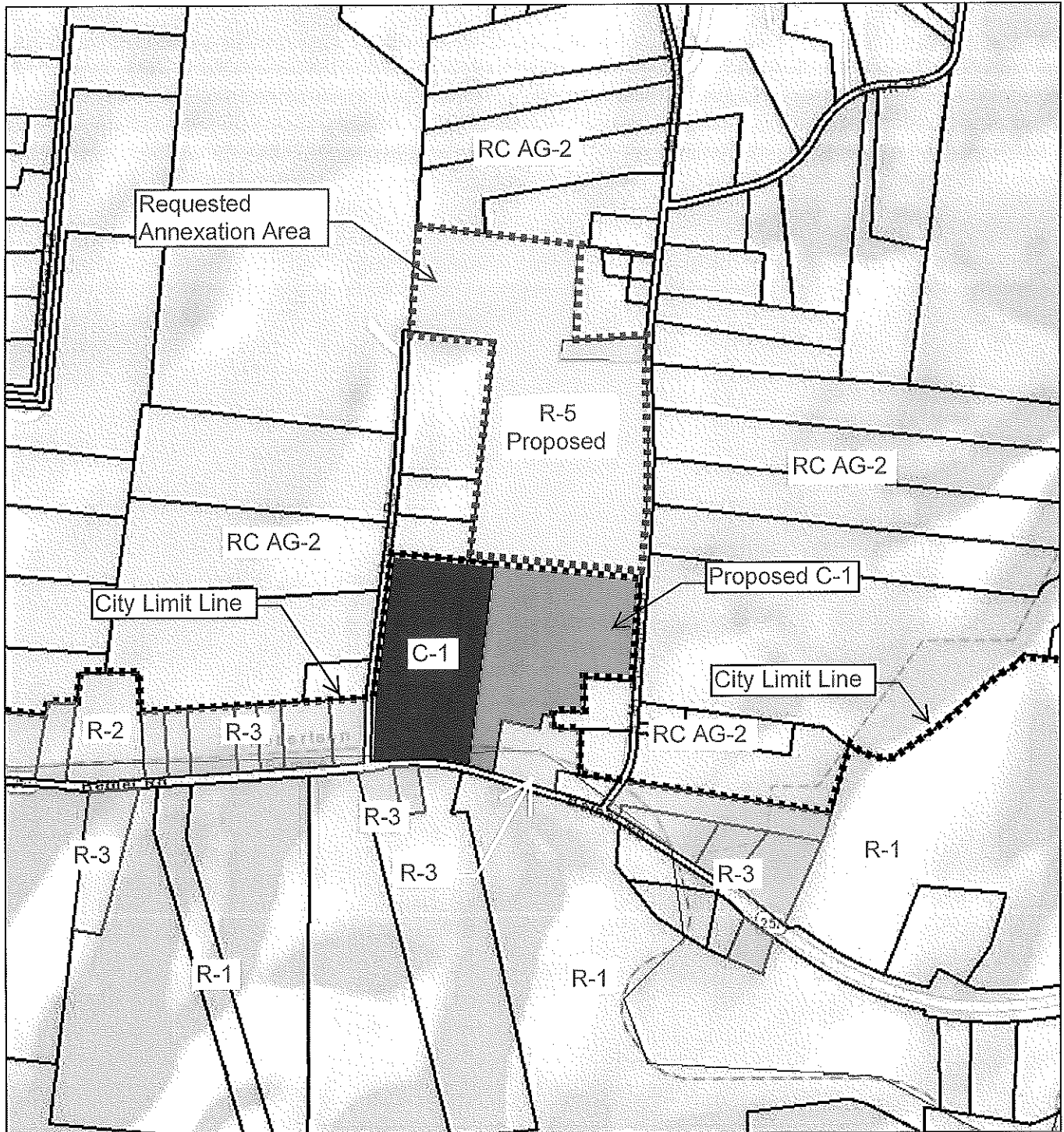


Robertson County Assessors office  
521 S. Brown Street  
Attn: Lynn StageWood  
Springfield, TN 37172

37172+2341



# Robertson County - Parcel: 125 177.00 (Portion)



TN Comptroller - OLG  
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



**City of Millersville  
Development Services**

**City Commission**

**Summary & Recommendation**

**Date:** September 18, 2018

**Reviewer:** Michael Barr, Development Services Director

**Subject:** First Reading of Ordinance 18-705 to rezone a portion of the parcel known as RC Map 125 Parcel 177.00 from Residential R-1 to Commercial C-1

**Background:** A 7.6 acre +/- portion of the subject parcel located within the city limits of Millersville is currently zoned Residential R-1. The property owner is requesting to rezone this portion to Commercial C-1. This portion of land is located near the intersection of and fronts both Bethel Road and South Mount Pleasant Road.

There are currently several Commercial C-1 zoned parcels and other parcels with commercial uses occurring adjacent to this parcel and in the vicinity of this intersection. The Commercial C-1 zoning designation is complimentary to commercial zoning and uses abutting this property and in the vicinity. This proposed rezoning aligns with the City's proposed Future Land Use Map and the vision for the future development of this area of the City.

There is an associated annexation of the remaining 26.0 acre +/- portion of this parcel with a proposed zoning designation of Residential R-5 in process at this time.

**Attachments:** Ordinance to Amend the Zoning Designation of the subject property  
Sketch Map of Vicinity with Zoning

**Public Notice Sign Posted:** 15 days prior to Public Hearing

**Recommendation:** Approval by the City Commission to rezone a portion of Parcel 177.00 from Residential R-1 to Commercial C-1.

**Conditions, if any:** None.