



16 Lots in Glenstone Subdivision in Clarksville, TN (16)

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Additional Sewer Information



Wilson

3:52 PM

Update

----- Forwarded message -----

From: **Thomas Murff** <thomas.murff@cityofclarksville.com>

Date: Thu, Sep 12, 2019 at 4:51 PM

Subject: Re: Glenstone Lots

To: Wilson <wilson@mclemoreauction.com>

That is correct on lot 71. Some of these lots might be able to have sewer main extensions but all that would be done by the buy the buyer after a engineer designed the plans and then were submitted to our department for approval. But again depending on the topography etc.

Thomas Murff
GIS Analyst
Clarksville Gas & Water Dept.
2215 Madison St.
Clarksville, TN 37043
931-320-4597

On Thu, Sep 12, 2019 at 3:43 PM Wilson <wilson@mclemoreauction.com> wrote:

Wanted to double check...lot 71 doesn't have access to sewer, correct? Thanks

On Thu, Sep 12, 2019 at 12:22 PM Thomas Murff <thomas.murff@cityofclarksville.com> wrote:

See my notes below on the sewer availability to the lots referenced in your email. Please let me know if you have nay questions on any of these lots.

512 - sewer main extension would be required to develop more than one lot here.

113 - sewer is available in the back provided elevations work out.

13, 14, 109, 81, 80, 102, 103, 104, 72, 70, 69, - sewer is not available

510, 511 - sewer is available provided elevations work out.

Thanks



Additional Sewer Information



Thomas Murff
GIS Analyst
Clarksville Gas & Water Dept.
2215 Madison St.
Clarksville, TN 37043
931-320-4597

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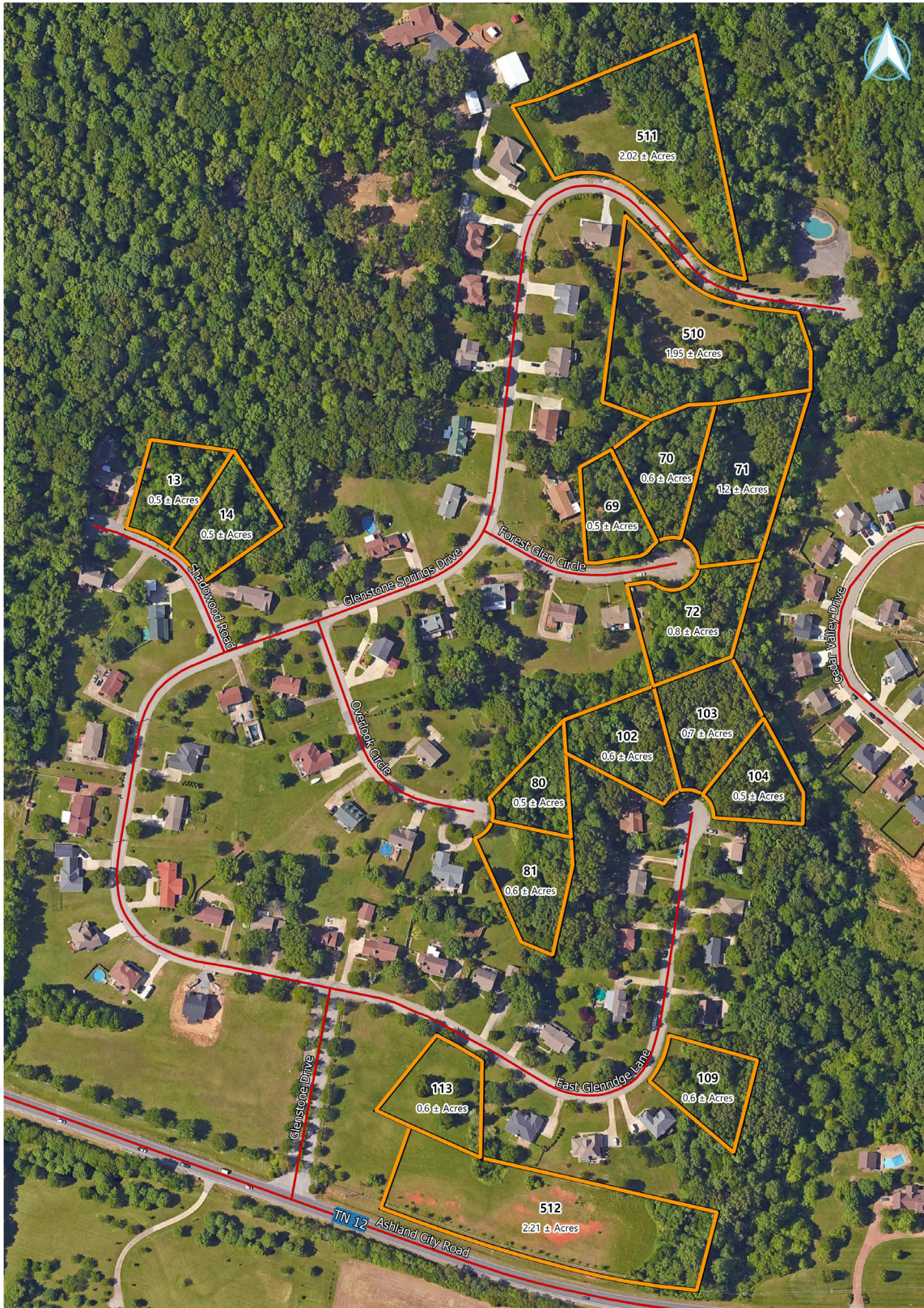
Wilson Land

McLemore Auction
(615) 972-4254

...



Auction Sales Map



Amendment to Deed of Restrictive Covenants, Glenstone Section I



This instrument was prepared by Richard H. Batson of the Law Firm of Daniel, Harvill, Batson & Nolan, 121 South Third Street, Clarksville, Tennessee 37040

BATSON DEVELOPMENT COMPANY, INC.

TO: AMENDMENT TO DEED OF RESTRICTIVE COVENANTS
GLENSTONE SUBDIVISION, SECTION I

THIS AMENDMENT OF DEED OF RESTRICTIVE COVENANTS, executed on this 18th day of April, 1983, at Clarksville, in the County of Montgomery and State of Tennessee, by Owner, BATSON DEVELOPMENT COMPANY, INC., a Tennessee Corporation with its situs and principal place of business in Clarksville, Montgomery County, Tennessee; and

WITNESSETH:

That the Grantor herein is the owner of certain real estate situated in the Eleventh Civil District of Montgomery County, Tennessee, lying within the corporate limits of Clarksville, Tennessee, and being more particularly described as a portion of the real estate in the deed from Ward W. Denney and wife, to Batson Development Company, Inc. by deed of record in Official Record Book Volume 165, Page 377, of the Register's Office of Montgomery County, Tennessee, and including that certain tract of realty conveyed to Batson Development Company, Inc. by Charles W. Burney and wife, by deed of record in Official Record Book Volume 241 at Page 710, in the Register's Office of Montgomery County, Tennessee;

That, by restrictive covenants of record in Official Record Book Volume 269 at Page 65 in the Register's Office for Montgomery County, Tennessee, certain restrictions were placed on the above referred to realty designated as "GLENSTONE SUBDIVISION, SECTION I", as shown on the plat of record in

1553

Amendment to Deed of Restrictive Covenants, Glenstone Section I



Plat Book 11, Page 27, Plat 27 in the aforesaid Register's Office;

That, under the terms of the aforementioned Restrictions, it was provided, under Paragraph 21 thereof, that the aforementioned restrictive covenants may be amended at any time by the Developer (being Batson Development Company, Inc.) until such time that more than fifty percent (50%) of the Lots effected by such covenants had been sold and are no longer owned by the Developer, however, no amendment shall be permitted so as to reduce the building square foot requirements stated in the aforementioned original Restrictions by more than twenty percent (20%). In addition, said restrictive covenants could not be amended by the Developer so as to place more stringent requirements or covenants on any Lot already sold by Developer;

That Batson Development Company, Inc., as owner and developer of the aforementioned GLENSTONE SUBDIVISION, SECTION I, is presently the owner of and retains unsold Lots far in excess of fifty percent (50%) of the total Lots in said subdivision, being Lots affected by these covenants and, therefore, amendments to the aforementioned restrictive covenants are permissible under the original terms thereof and it is the desire of the developer-owner, Batson Development Company, Inc., to amend such original restrictive covenants to the extent herein provided.

Now, therefore, the aforementioned original restrictive covenants contained in the original recorded instrument of record in Official Record Book Volume 269 at Page 65, being the "Restrictive Covenants" of "GLENSTONE SUBDIVISION, SECTION I" are amended as follows:

2.

1554



Amendment to Deed of Restrictive Covenants, Glenstone Section I



1. Restrictive Covenant Paragraph 4 shall be deleted in its entirety and substituted therefor shall be the following:

"No dwelling shall be erected, placed, altered or permitted to remain on any lot unless the dwelling has finished living area space of at least the following:

(a) 1200 square feet in the case of a one-story dwelling.

(b) 1600 square feet in the case of a two-story dwelling, split-level dwelling, or split-foyer dwelling, and in all events the overall outside dimensions of such dwelling under this paragraph shall provide a minimum calculated area of 1040 square feet of finished area.

(c) 1200 square feet on the top level in the case of a basement type dwelling (one story or one level house with full or substantially full basement).

Basements, open porches, garages and carports shall not be considered in computing the square footage of living area space."

2. Restrictive Covenant Paragraph 11 shall be deleted in its entirety and substituted therefor shall be the following:

"Each residence shall have its own concrete or asphalt driveway extending at least thirty (30) feet from the curb line into the Lot and being a minimum of five (5) feet off of the side property line."

3. Restrictive Covenant Paragraph 12 shall be deleted in its entirety and substituted therefor shall be the following:

1555

3.



Amendment to Deed of Restrictive Covenants, Glenstone Section I



"All residencies shall have concrete or masonry foundations. All exterior exposed portions of the foundation shall be of stucco and then painted, or faced with stone, brick, wood or other siding board. All walls above the foundation shall be constructed of or be faced with stone, brick, wood or other siding board or any combination thereof. All four (4) sides of the residence shall be exposed and no "earth house" shall be permitted."

4. Restrictive Covenant Paragraph 14 shall be deleted in its entirety and substituted therefor shall be the following:

"Any detached garage shall be constructed with exteriors matching one or more of the siding materials of the residence permitted under Paragraph 12 on said Lot and shall not project to a point beyond the front of the house toward the street."

5. Restrictive Covenant Paragraph 15 shall be deleted in its entirety and substituted therefor shall be the following:

"No lot may be re-subdivided or reduced in size by any method, voluntary alienation, partition, judicial sale or other process of any kind, except for the explicit purpose of increasing the size of an adjacent Lot, or for the purpose of the developer using said Lot in the continuous development of additional sections of this subdivision, except that no resubdivided Lot will have less than fifteen thousand (15,000) square feet of area and a width at the building line of at least one hundred (100) feet."

1556

4.



Amendment to Deed of Restrictive Covenants, Glenstone Section I



6. Restrictive Covenant Paragraph 16 shall be deleted in its entirety and substituted therefore shall be the following:

"Front line, side line and rear yard set-back requirements shall conform to the minimum requirements of the City of Clarksville Zoning Ordinances and Planning Commission regulations in existence at the time of construction."

7. Restrictive Covenant Paragraph 18 shall be deleted in its entirety.

8. These Restrictive Covenants may not be further amended, except by the written consent of not less than ninety per cent (90%) of the owners of all lots in Section I of said Subdivision, or as may be otherwise permitted by law, and, therefore, the original right of amendment provided in Paragraph 21 of the original recorded Restrictive Covenants heretofore referred to, shall have no further force and effect from this date.

9. All other portions of the original Restrictive Covenants heretofore referred to, and as heretofore recorded, not herein amended or deleted, shall remain in full force and effect.

IN WITNESS WHEREOF, the said BATSON DEVELOPMENT COMPANY, INC., being the Developer of said Subdivision, has caused this Deed of Amended Restrictions to be executed as of the date and day first written above, the same to be in full force and effect upon the recording of this instrument in the Register's Office of Montgomery County, Tennessee.

BATSON DEVELOPMENT COMPANY, INC.

By: John J. Batson
President

Attest:

Kimberly H. Batson
Secretary

1557

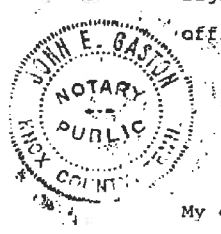
5.

Amendment to Deed of Restrictive Covenants, Glenstone Section I



STATE OF TENNESSEE)
)
KNOX COUNTY) Personally appeared before me,
) the undersigned, a Notary Public,
) in and for said County and State,

John T. Batson and Richard H. Batson, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be President and Secretary of Batson Development Company, Inc., the within named bargainor, a corporation, and that they being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.



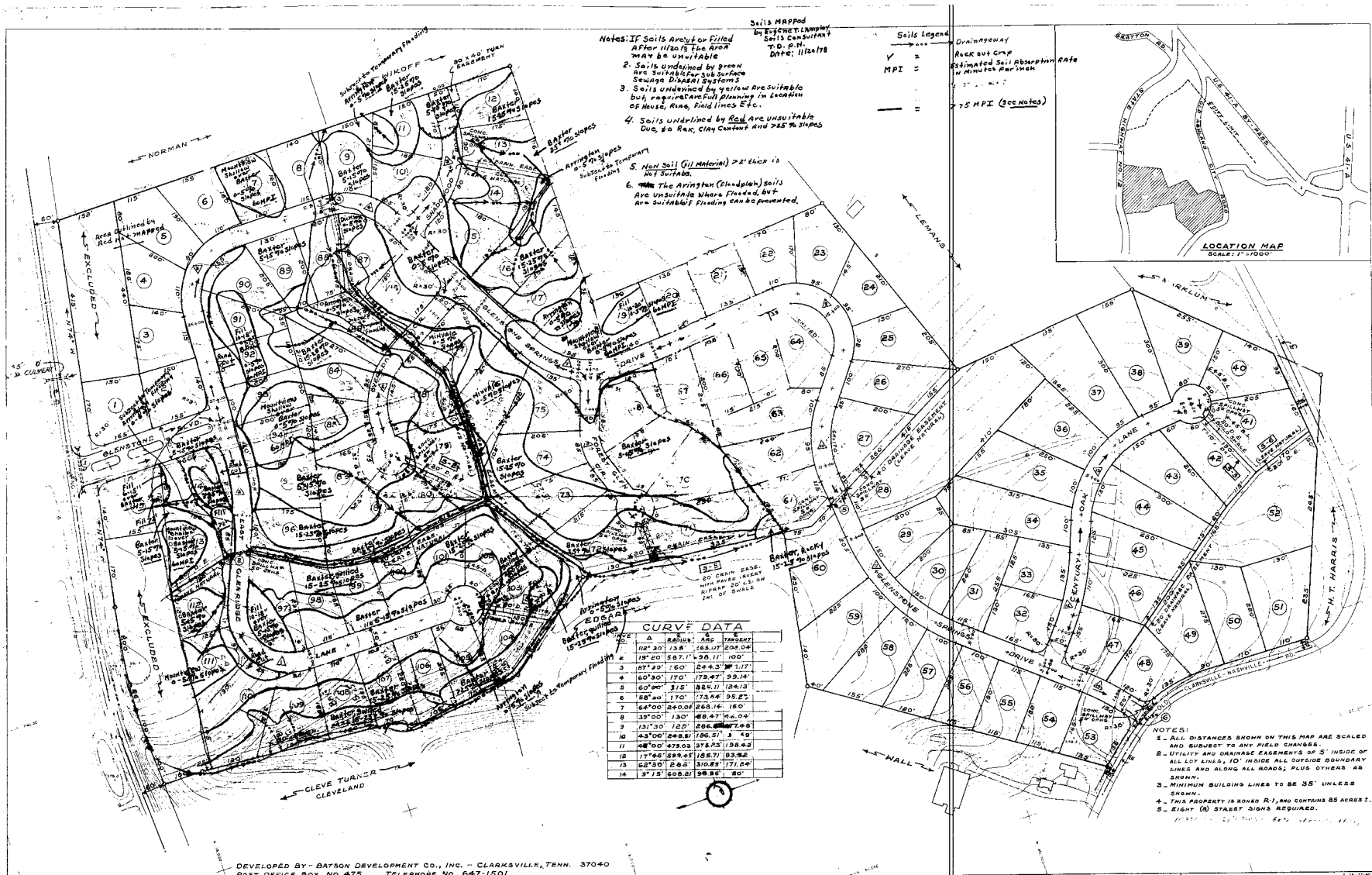
This 18th day of April, 1983.

John E. Batson
Notary Public

My commission expires: Jan. 9, 1985

I, Charles O. Harrison, Register of Montgomery County, do certify that the foregoing instrument is registered in said office, in Vol. No. 334, Page 1557 that it was received 5-19 1983 at 10:30 o'clock AM, and entered in Nojo Book A-14 Page 75, _____ Dep.

Black and White Soil Map



DEVELOPED BY - BATSON DEVELOPMENT CO., INC. - CLARKSVILLE, TENN. 37040
POST OFFICE BOX NO. 475, TELEPHONE NO. 647-1501

"GLENSTONE SUBDIVISION"

A PROPOSED SUBDIVISION OF
BATSON DEVELOPMENT CO., INC.

11 TH. CIVIL DISTRICT
MONTGOMERY COUNTY
DATE - AUGUST 23, 1977

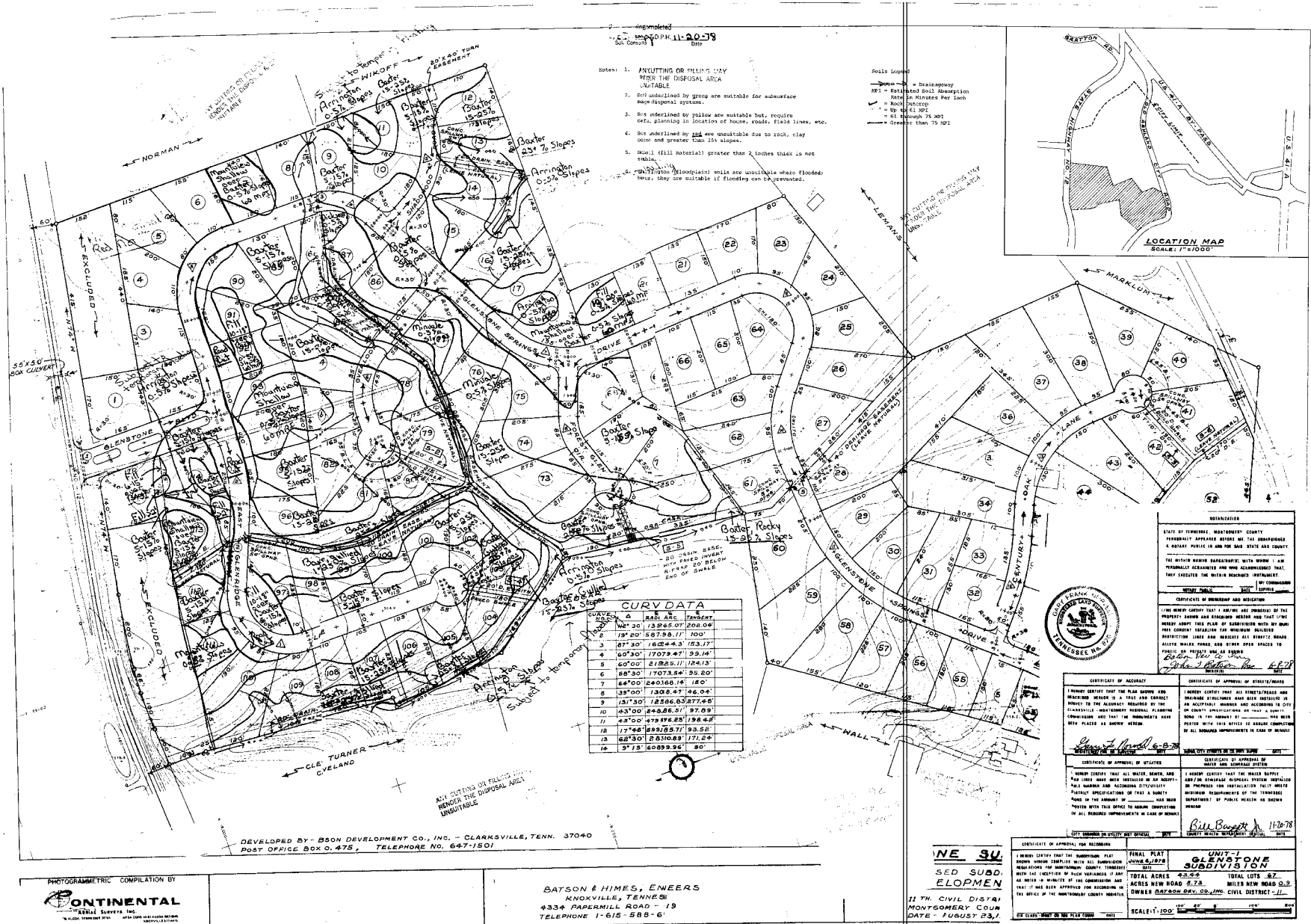
SCALE: 1" = 100'
CONTOUR INTERVAL
2'

DRAWING NO.
20,715 - P

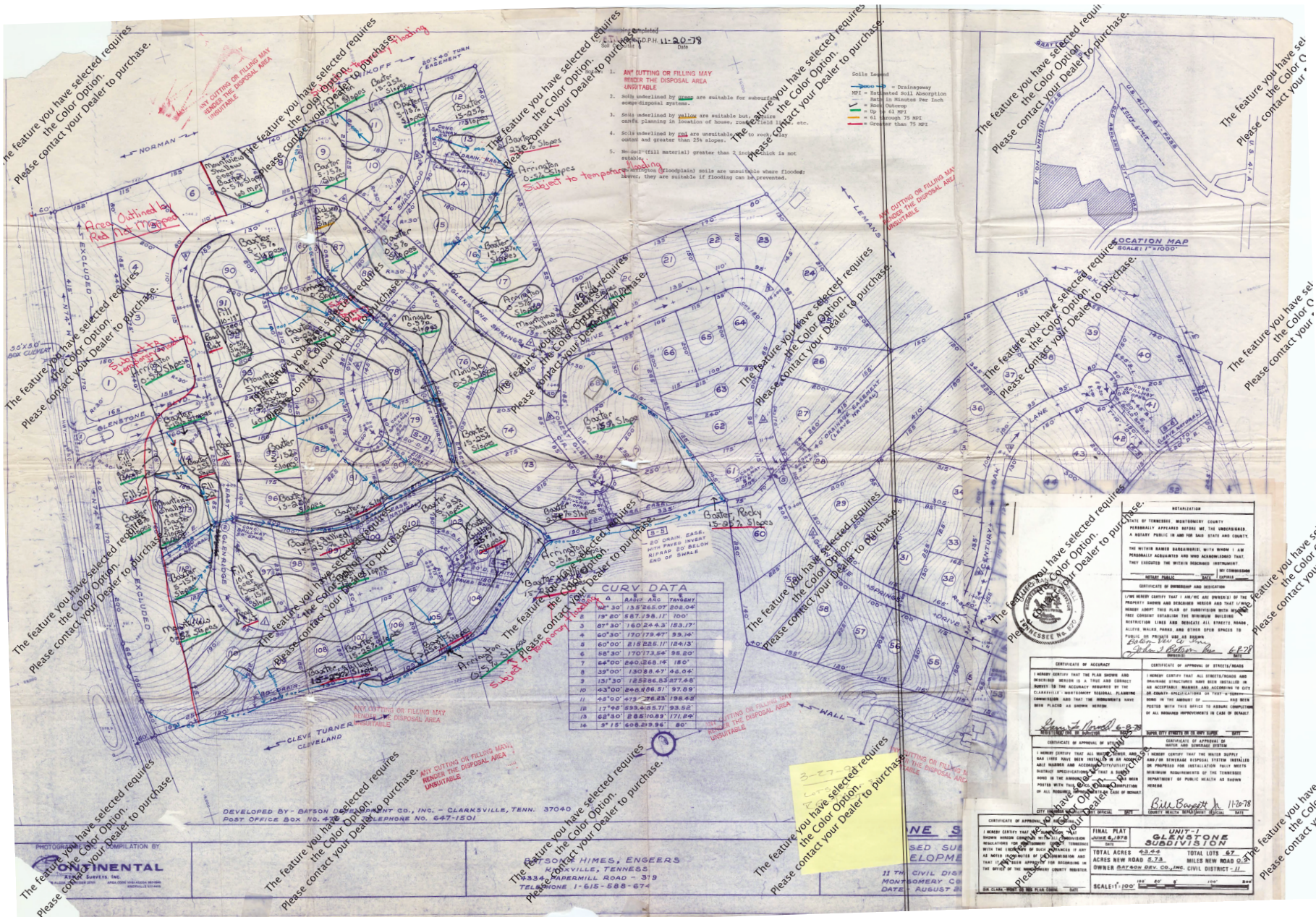
PHOTOGRAMMETRIC COMPILATION BY
CONTINENTAL
SURVEYING, INC.
434 BEECH STREET, CLARKSVILLE, TENN. 37040
PHONE 647-1501

BATSON & HINES, ENGINEERS
KNOXVILLE, TENNESSEE
4334 PAPERMILL ROAD - 37919
TELEPHONE 1-615-588-6748

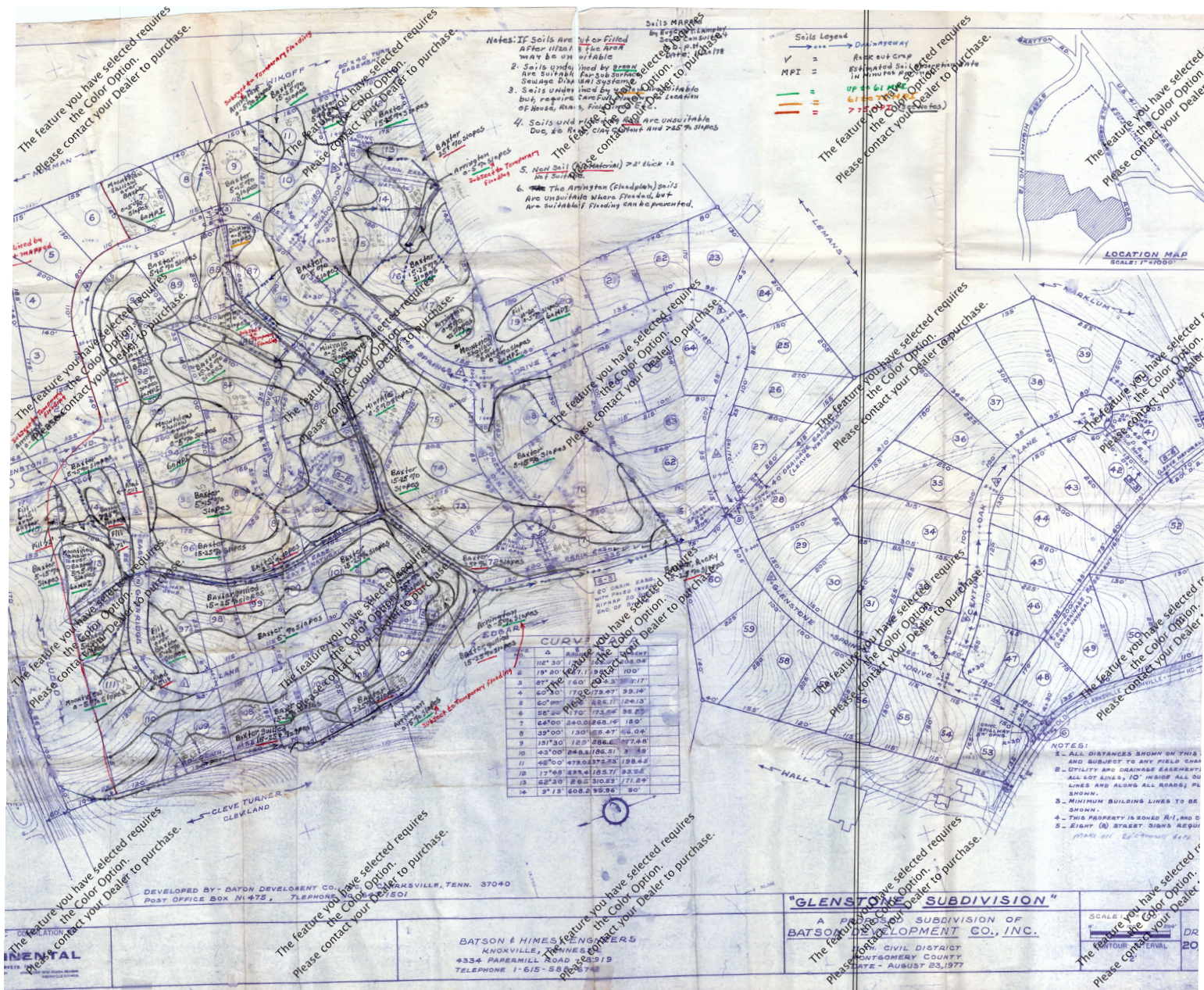
Black and White Soil Map



Color Soil Map



Color Soil Map



Contact Info for TN Dept of Environment and Conservation



If you are planning to install, repair or modify a septic system, the permit application is now available online. Payment by credit or debit card is required to complete an online application.

[View the Ground Water Protection Services Online Application](#)

If you need a copy of existing septic system records, please be advised that all septic system records in Robertson, Sumner, Wilson and Cheatham Counties are available online. Some of the files in Dickson and Rutherford County are also available online. Please search the online records first and if you are unable to locate the file you are looking for please email your request to septicssystem.files@tn.gov

[Search for Digital Septic System Records](#)

[View the Ground Water Protection \(Septic\) Permits Database](#)

Groundwater, Soil and Septic Systems Field Office Manager (Nashville Region)

Vacant

(615) 687-7060

Below is a listing for County Septic Systems Offices:

Cheatham County
Kevin Gossage
(615) 792-4857
Kevin.Gossage@tn.gov

Coffee County
Allen Charboneau
(931) 723-5039
Allen.Charboneau@tn.gov

Dickson County
Rick Robinson
(615) 789-0131
Richard.Robinson@tn.gov

Houston and Humphreys Counties
Ken Wallace
931-296-2430
Ken.Wallace@tn.gov

Montgomery County
Daniel Boyd
(931) 648-5718
Daniel.B.Boyd@tn.gov

Robertson County
Greg Clement
(615) 384-0240
Greg.Clement@tn.gov

Rutherford County
Mandy Millard
(615) 898-7891
Mandy.Millard@tn.gov

Stewart County
Daniel Boyd
(931) 648-5718
Daniel.B.Boyd@tn.gov

Sumner County
Bo Fox
(615) 575-0509
Raymond.Fox@tn.gov

Wilson County
Lori Gibson and Cayce Givens
(615) 443-2784
Lori.Gibson@tn.gov
Cayce.Givens@tn.gov



Deed of Amendment of Covenants Glenstone Section 2A



This instrument was prepared by
Richard H. Batson of the Law Firm
of Batson, Nolan, Williamson,
Pearson & Miller, 121 South Third
Street, Clarksville, TN 37040

BATSON DEVELOPMENT COMPANY, INC.

TO: DEED OF AMENDMENT AND SUBSTITUTION OF RESTRICTIVE COVENANTS
GLENSTONE SUBDIVISION, SECTION 2A

THIS AMENDED AND COMPLETELY SUBSTITUTED DEED OF RESTRICTIVE COVENANTS, executed on this 20th day of November, 2006, at Clarksville, in the County of Montgomery and State of Tennessee, by Owner, BATSON DEVELOPMENT COMPANY, INC., ("Owner") a Tennessee Corporation with its situs and principal place of business in Clarksville, Montgomery County, Tennessee; and

WITNESSETH:

That the Grantor is the owner of certain real estate situated in the Eleventh Civil District of Montgomery County, Tennessee, lying within the corporate limits of Clarksville, Tennessee, and being more particularly described as a portion of the real estate in the deed from Ward W. Denney and wife, to Batson Development Company, Inc. by deed of record in Official Record Book Volume 165, Page 377, of the Register's Office of Montgomery County, Tennessee, and including that certain tract of realty conveyed to Batson Development Company, Inc. by Charles W. Burney and wife, by deed of record in Official Record Book Volume 241 at Page 710, in the Register's Office of Montgomery County, Tennessee;

That, by restrictive covenants of record in Official Record Book Volume 536 at Page 0535, in the Register's Office for Montgomery County, Tennessee, certain restrictions were placed on the above-referenced realty designated as certain lots and "GLENSTONE SUBDIVISION, SECTION 2A," as shown on the plat of record in Plat Book 12, Page 230, Plat 230, in the aforesaid Register's Office;

That, under the terms of the aforementioned restrictions, it was provided, under Paragraph 21 thereof, that the aforementioned restrictive covenants may be amended at any time by owner, Batson Development Company, Inc. until such time that more than fifty percent (50%) of the lots affected by said restrictive covenants have been sold and are no longer owned by the Owner;

1138 Volume
Pg 315

Deed of Amendment of Covenants Glenstone Section 2A



That, no lots have been sold in the said Section 2A of GLENSTONE SUBDIVISION which section was governed by the aforementioned recorded restrictive covenants and, therefore, Batson Development Company, as OWNER, has the right to completely amend or substitute new and different restrictive covenants with regard to the said Section 2A of GLENSTONE SUBDIVISION.

Now, therefore, be it known that the aforementioned original restrictive covenants contained in the original recorded instrument of record in Official Record Book Volume 536 at Page 0535, being the Restrictive Covenants of "GLENSTONE SUBDIVISION, SECTION 2A" are hereby totally amended and rescinded by the substitution therefor of the following restrictive covenants which shall be hereafter applicable to GLENSTONE SUBDIVISION, SECTION 2A, as herein set out:

1. These restrictions shall apply only to numbered Lots 20, 21, 22, 23, 64, 65, 66 and 67, (Lots 20-23 and Lots 64-67) of the said Section 2A of the said Glenstone Subdivision, as shown on the above-referenced plat, as it is the intent of OWNER to apply these restrictions only to the above specifically referenced single family lots, and shall not apply to any of that area (land) designated as "MULTI. FAMILY" or Common Area.

2. All of the aforementioned and specifically referenced lots as shown on said plat shall be used for residential purposes only, and no commercial purposes or activities of any type shall be permitted, and it shall not be permissible to build more than one (1) single family dwelling on any one (1) lot, and said construction plans and tree removal and tree cutting plans must be approved by the OWNER prior to the commencement of any work on any lot. No structures shall be erected, altered, placed or permitted to remain on any of the designated lots other than one (1) detached single-family dwelling not to exceed two (2) stories in height, with attached private garage, or a detached garage with connecting breeze-way as approved by OWNER. In no event shall a carport be permitted to be constructed on any lot. All building plans must be approved by OWNER, and must meet all City of Clarksville building code requirements. Such approval by OWNER of building plans shall not be deemed to constitute a warranty or representation by the OWNER with respect to the adequacy of any materials, design, location, construction, workmanship, or code compliance, or any other type of condition or consideration with regard to such improvements represented by said building plans.

3. Residences on all lots shall face the Street running along the front line of such lot.

4. No dwelling shall be erected, placed, altered or permitted to remain on any lot unless the dwelling has finished living area space of at least the following:



Deed of Amendment of Covenants Glenstone Section 2A



- (a) 1650 square feet in the case of a one-story dwelling.
- (b) 1900 square feet in the case of a two-story dwelling, split-level dwelling, or split-foyer dwelling, and in all events the overall outside dimensions of such dwelling under this paragraph shall provide a minimum calculated area of 1300 square feet of finished area.
- (c) 1500 square feet on the top level in the case of a basement-type dwelling with finished living space in said basement of not less than 450 square feet (one story or one level house with full or substantially full basement with living space as set out above).

Unfinished basements, porches, garages and breeze-ways shall not be considered in computing the square footage of living area space.

5. Prior to the commencement of construction, all lots shall remain in a clean, mowed and clear condition, free and clear of all debris, and all lots shall be kept mowed and in a good and neat condition at all times prior to the storage of materials for construction or the actual commencement of construction, whichever is first. In all events, all dead trees, fallen limbs, leaf accumulations, etc., shall be removed so that all lots are kept in a neat, clean and mowed condition. After the beginning of construction or the arrival of materials on the lot for construction, completion must be accomplished within ten (10) months unless written permission for an extension by reason of hardship is granted by the OWNER of the subdivision.

Only those materials and items needed by the trade in the construction of the residence shall be allowed to be placed on the lot.

After occupancy of the residence, no motor home, house trailer, horse trailer, tractor cab, tractor trailer, construction trailer, machinery trailer, etc., or truck (other than a pickup type truck), service tractor or school bus shall be placed anywhere on the lot, on the street fronting the lot, or elsewhere within the subdivision. Visiting modern motor homes of good appearance and in good operating condition shall be allowed to be parked on driveways for no longer than three (3) days, but shall not be lived in. There shall be no occupancy for living purposes at any time on any lot except upon completion of the residence and within the residence. All automobiles, vans, or pickup trucks must be in good appearance and in a regular use condition and may only be parked on the lot's driveway or within said dwelling's garage.

6. The sewerage system for any residence on the premises shall meet the requirements of the sanitation laws of the City of Clarksville, and Montgomery County, and the State of Tennessee.

7. No noxious or offensive conduct or other practices, including commercial trade, shall be carried on upon any lot nor shall anything be done thereon which may be or become any



Deed of Amendment of Covenants Glenstone Section 2A



annoyance to or nuisance to the neighborhood or the OWNER. No lots shall be used for the storage (or repair) of automobiles, appliances or the like, except that minor repairs to the property owner's automobiles and pickup truck may be permitted on the driveway as approved by OWNER. No swine, poultry, sheep, goats, or cattle, or any other animals or fowl shall be maintained on any lot, and no vegetable garden shall be planted and cultivated on the front or side of any lot, and no barns, dog houses, outside clothes lines, radio antennae, shacks, tents (excluding children's small play tents) shall be allowed on any lot. TV antennae (including "dishes") must be located only in the rear yard and only at such location as is expressly approved by OWNER. Only "in-ground" swimming pools shall be permitted on any lot and any such swimming pool shall be located in the rear yard only and at such specific location as OWNER shall approve prior to construction. No "above-ground" swimming pool shall be permitted under any circumstances.

8. Only wooden fences may be permitted on any lot, and then only from the rear of the dwelling back to the back lot line.

9. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary covered containers at the rear of the house and the same shall be properly secured and screened from the front view.

10. No signs of any kind shall be displayed on any lot except one (1) professionally built sign of not more than five (5) square feet advertising the property for sale or rent. However, during the construction period, two (2) additional signs are permitted, one (1) to show the builder's name and company and the second sign to designate the lender, if desired.

11. Any residence built on any one of the above enumerated lots in Section 2A shall have a concrete or masonry foundation, and the visible exterior of the foundation shall be faced with brick, and the remaining portion of the exposed non-foundation portion of the dwelling shall be constructed and faced with brick or of an acceptable type of siding as may be approved by OWNER. And, in addition, the dwelling on any lot shall have its own concrete driveway at least fourteen (14) feet in width extending at least from the curb line to the front face of the garage or dwelling house and being a minimum of five (5) feet off the side property line.

12. All concrete or masonry foundations and walls above the finished outside grade shall be faced with brick or other material as approved by OWNER.

13. Perpetual easements are reserved as shown on said plan for said Section 2A, as recorded in Plat Book 12, Page 230, Plat No. 230, in the Montgomery County Register's Office, for utility installations and maintenance, such as electrical lines, gas and water mains, sewers, and other



Deed of Amendment of Covenants Glenstone Section 2A



types of utilities. In addition to such easements which are shown on the said recorded plat easements, five (5) feet in width, are reserved along each side of all lots lines for the installation and maintenance of utilities and for drainage. All electric lines shall be installed underground from the street to the dwelling house.

14. No detached garage shall be permitted without the express written permission of the OWNER and any such detached garage shall be constructed in a manner so as to give the same general construction and exterior finish appearance as the main residence, and shall be attached to the residence by a “breeze-way” approved by OWNER.

15. No lot may be re-subdivided or reduced in size by any method, voluntary alienation, partition, judicial sale or other process of any kind.

16. All structures shall be so located as to fully comply with set-back requirements of the City of Clarksville building codes.

17. Excavation and cutting of living trees on any lot shall only be permitted for construction or landscaping of the lot. No lumber, brick, stone, cinder block, concrete block, or other materials used for building purposes shall be stored upon any lot more than a reasonable time for completion of the construction in which they are to be used. No person shall leave on any lot refuse, stumps, rock, concrete blocks, dirt or building materials. Any person failing to comply with the provisions of this paragraph may be notified by the OWNER to correct said procedure within five (5) days, and if the same is not done, the subject person shall pay the OWNER the cost of correction and may be subject to injunctive process.

18. In the event any owner of any unimproved lot desires to sell the same, the lot shall be offered for sale to the OWNER at the same price and terms at which the lot is about to be sold, and the OWNER shall have thirty (30) days within which to exercise its option to purchase the lot. Should the OWNER fail or refuse, within said thirty (30) days after receipt of written notice, to exercise its option, then the owner of the lot shall have the right to sell the lot, subject to the Restrictive Covenants. This clause shall have no application to any person, firm or corporation acquiring any right, title or interest in any lot through mortgage or deed of trust, nor shall it apply to any purchaser at a foreclosure or judicial sale, however, all Restrictive Covenants of record shall continue to apply.

19. It shall be the obligation of each owner of each lot in this Subdivision to consult with the proper authority or representative of the City of Clarksville before any driveways, culverts, or other structures, or grading are placed or constructed within the limits of any dedicated roadway, and



Deed of Amendment of Covenants Glenstone Section 2A



such placement or construction shall be done in accordance with the requirements of the City of Clarksville in order that the roads or streets which would be affected thereby may not be disqualified for acceptance by the City of Clarksville and to its public road system. The paving over or ramping over an extruded curb at the entrance of any driveway, or any other place, shall not be permitted and there shall be no interference with the free flow of surface water along such curb lines. All driveways shall be constructed in a manner compatible with this requirement and such drives shall join the curb line and be so constructed so as not to interfere with the proper flow of surface water along such curb line. No owner of any lot constructing improvements thereon shall cause or permit damage to the paved street in the course of construction of improvements and each owner shall be responsible for the cost of restoration and repair to such street caused by and as a direct result of such construction by or on behalf of the owner.

20. These restrictive covenants may not be further amended except by the written consent of not less than seventy percent (70%) of the ownership of all lots in Section 2A of said subdivision, each lot entitling the owner thereof to one vote per lot in the event an owner holds title to more than one lot, or as may be otherwise permitted by law, but no amendment shall place more stringent requirements or covenants on any lot already sold by OWNER prior to such amendment.

21. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date that these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

22. Enforcement of these covenants, either to restrain violation or to recover damages, may be had by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant.

23. Invalidation of any one of these covenants by judgment or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

24. In addition, the OWNER retains unto itself the same rights as any lot owner as to the prosecution of covenant and restriction violations, whether or not it retains any lot or lots in Section 2A of said Subdivision.

IN WITNESS WHEREOF, the said BATSON DEVELOPMENT COMPANY, INC., being the developer of said Section 2A of Glenstone Subdivision, has caused this Deed of Amended and Substituted Restrictions to be executed as of the date and place first written above, the same to be



Deed of Amendment of Covenants Glenstone Section 2A



in full force and effect upon the recording of this instrument in the Register's Office of Montgomery County, Tennessee.

BATSON DEVELOPMENT COMPANY, INC.

By: *Richard H. Batson*
President

Attest:

Joseph B. Batson
Secretary

Connie W. Bell, Register
Montgomery County Tennessee
 Rec #: 135486
 Rec'd: 35.00 Instrument #: 723133
 State: 0.00 Recorded
 Clerk: 0.00 11/22/2006 at 10:40 AM
 EDP: 2.00 in Volume
 Total: 37.00 1138
 Pgs 315-321

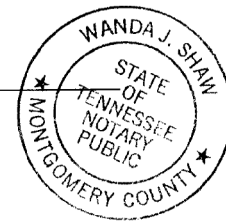
STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **RICHARD H. BATSON and JOSEPH B. BATSON**, with whom I am personally acquainted and who, upon oath, acknowledge themselves to be President and Secretary of Batson Development Company, Inc., the within name bargainor, a corporation, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as such officers.

This the 20th day of November, 2006.

Wanda J. Shaw
Notary Public

My Commission Expires: 8/12/09.



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Deed of Restrictions for Glenstone Subdivision, Section 1



MCLEMORE
AUCTION COMPANY

This instrument was prepared by
Richard H. Batson, of the Law
Firm of Daniel, Harvill, Batson &
Nolan, 121 S. Third St., Clarks-
ville, Tennessee 37040

BATSON DEVELOPMENT COMPANY, INC.

TO: DEED OF RESTRICTIONS

-GLENSTONE SUBDIVISION, SECTION I

THIS DEED OF RESTRICTIONS AND DEDICATION, executed
as of the 26th day of September, 1978, at Clarksville, in the
County of Montgomery, State of Tennessee, by Owner, BATSON
DEVELOPMENT COMPANY, INC., a Tennessee Corporation with its
situs and principal place of business in Clarksville,
Montgomery County, Tennessee; and

W I T N E S S E T H :

That the Owner has heretofore acquired certain
real estate situated in the Eleventh Civil District of
Montgomery County, Tennessee, lying within the corporate
limits of Clarksville, Tennessee, and being more particularly
described as a portion of the real estate in the deed from
Ward W. Denney and wife to Batson Development Company, Inc.
by deed of record in Official Record Book Volume 165, Page
377, of the Register's Office of Montgomery County, Tennes-
see, and including that certain tract of realty conveyed
to Batson Development Company, Inc. by Charles W. Burney and
wife by deed of record in Official Record Book Volume 241,
Page 710, in the Register's Office of Montgomery County,
Tennessee;

The Owner has heretofore subdivided a certain
portion of said real estate designated as "GLENSTONE SUB-
DIVISION, SECTION I", a plat of said Section being of record
in Plat Book 11, Page 27 Plat 27, in the aforesaid
Register's Office.

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Deed of Restrictions for Glenstone Subdivision, Section 1



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AUCTION COMPANY

That it is the intention and desire of Owner to dedicate the streets or drives shown on the said plat of Glenstone Subdivision, Section I, as aforementioned, to the City of Clarksville, Tennessee, to be used as streets or drives and to also place certain restrictions on certain numbered lots shown on said plat, all as is hereinafter described and set out;

Now, therefore, for the mutual benefit of the present and future owners of such lots in said Subdivision, the said Batson Development Company, Inc., as Owner and Developer, does hereby dedicate to the City of Clarksville, Tennessee, a municipality, situated within Montgomery County, Tennessee, for street, road, drive and highway purposes, the said streets or drives shown on the said plat of Glenstone Subdivision, Section I, and further, said Batson Development Company, Inc., for the mutual benefit of the present and future owners of said lots in said Subdivision, do hereby place the following restrictions, reservations, conditions and limitations on those certain numbered lots of the said Glenstone Subdivision, Section I, as hereinafter enumerated which shall be binding upon the present and future owners of said lots, to-wit:

1. These restrictions shall apply to numbered lots two (2) through nineteen (19) and sixty-eight (68) through one hundred fourteen (114) of the said Glenstone Subdivision as shown on the above referred to plat. These restrictions, however, shall not apply to lot one (1) or lot one hundred fifteen (115) as shown on said plat, and furthermore, these restrictions shall have no application to that portion of the land of Owner noted on said plat as the "excluded" area.



Deed of Restrictions for Glenstone Subdivision, Section 1



2. All of said lots (Lots 2-19 and 68-114 as shown on said plat) shall be used for residential purposes only, and it shall not be permissible to build more than one (1) single family dwelling on any one (1) lot. This condition or limitation, however, shall not operate to prevent an individual Owner from erecting one (1) dwelling house on one and a fraction lots, nor shall it operate to prevent present or future owners from re-dividing lots for the purpose of obtaining lots of larger areas. No structures shall be erected, altered, placed or permitted to remain on any of the designated lots other than one (1) detached single-family dwelling not to exceed two (2) stories in height, and a private garage or garages.

3. Residences on all lots shall face the street running along the front line of such lot, except that residences constructed on corner lots located at the intersection of two streets shall face either street or the center of the intersection, with the exception of Lots two (2) and one hundred fourteen (114). Any residence constructed on Lot two (2) and one hundred fourteen (114) shall face Glenstone Boulevard.

4. No dwelling shall be erected, placed, altered or permitted to remain on any lot unless the dwelling has finished living area space of at least the following:

(a) 1500 square feet in the case of a one-story dwelling.

(b) 2000 square feet in the case of a two-story dwelling, split-level dwelling, or split-foyer dwelling, and in all events the overall outside dimensions of such dwelling under this paragraph shall provide a minimum calculated area of 1300 square feet of finished area.

(c) 1500 square feet on the top level in the case of a basement type dwelling (one story or one level house with full or substantially full basement).



Deed of Restrictions for Glenstone Subdivision, Section 1



Basements, open porches, garages and carports shall not be considered in computing the square footage of living area space.

5. Prior to beginning of construction, all lots shall remain clear and vacant. After beginning of construction or the arrival of materials on the lot for construction, completion must be accomplished within fifteen (15) months unless written permission for an extension for reason of hardship is granted by the Developer of the subdivision.

Only those materials and items needed by the trade in the construction of the residence shall be allowed to be placed on the lot.

After occupancy of the residence no house trailer, tractor trailer, construction trailer, etc., or truck or service tractor (excluding a pick-up truck) shall be placed on the lot. Modern motor homes of good appearance and in use shall be allowed to be parked on driveways but shall not be lived in. There shall be no occupancy for living purposes at any time on any lot except upon completion of the residence.

6. The sewerage system for any residence on the premises shall meet the requirements of the sanitation laws of the City of Clarksville, and Montgomery County, and the State of Tennessee.

7. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to or nuisance of the neighborhood. No lots shall be used for the storage or repair of automobiles, or other types of motor vehicles, tractors, equipment, or the like, except that minor repairs to the property owners' automobiles and pick-up truck may be permitted. No swine, poultry, sheep, goats or cattle shall be maintained on any lot, and no vegetable garden shall be planted and cultivated



Deed of Restrictions for Glenstone Subdivision, Section 1



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on the front of any lot, and no barns, shacks, tents (excluding children's small play tents) shall be allowed on any lot.

8. Fences will be permitted on all lots from the rear of the dwelling back to the back lot line only.

9. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary covered containers at the rear of the house and the same shall be properly secured and screened from the front view.

10. No signs of any kind shall be displayed on any lot except one professionally built sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.

11. Any residence built on any one of the lots in the subdivision shall have a concrete or masonry foundation, and the exterior of the residence shall be predominantly stone or brick, the remaining front portion being an acceptable type of siding. No other type of exterior finish including wood siding, shall be permitted to exceed fifty per cent (50%) of the exterior area of the residence except by the express written consent of Developer as agreed upon on a lot by lot basis. And, in addition, all houses shall have its own concrete or asphalt driveway at least ten (10) feet in width extending at least from the curb line to the front face of the residence or house and being a minimum of five (5) feet off of the side property line.

12. All concrete or masonry foundations and walls above the finished outside grade shall be constructed of or faced with stone or brick, or wood or other siding, except that this shall not apply to the rear foundation.

13. A perpetual easement is reserved as shown on said plan of said subdivision, as recorded in Plat Book 11, Page 27, Plat ~~Book~~ No. 27 in the Montgomery County Register's Office, for utility installations and maintenance,

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Deed of Restrictions for Glenstone Subdivision, Section 1



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AUCTION COMPANY

such as electric lines, gas and water mains, sewers, and other types of utilities. In addition to such easements which are shown on the said recorded plat of the subdivision, easements, five (5) feet in width, are reserved along each side of all lot lines for the installation and maintenance of utilities and for drainage.

14. Any detached garage shall be constructed with exteriors as required or permitted for the residence on said lot and shall not project to a point beyond the front of the house toward the street. Such exterior of any such detached garage shall be predominantly stone or brick, or covered with an acceptable siding of the type utilized on the residence.

15. No lot may be re-subdivided or reduced in size by any method, voluntary alienation, partition, judicial sale or other process of any kind, except for the explicit purpose of increasing the size of any lot, or for the purpose of the developer using said lot in the continuous development of additional sections of this subdivision, except that no resubdivided lot will have less than twenty thousand (20,000) square feet of area and a width at the building line of at least one hundred (100) feet.

16. No structure shall be located less than forty (40) feet from a front street line. No structure shall be located less than forty (40) feet from a side street line or less than ten (10) feet from any other boundary of the Building Site. Should the topography of the ground be such that it becomes impractical to comply with the set back lines as shown on recorded plan, such restrictions shall not be considered violated unless the improvements be set over the set back lines more than five (5) feet, however, in all events, any deviation from the required set back lines as



Deed of Restrictions for Glenstone Subdivision, Section 1



heretofore established, may only be justified on a finding, by developer, Batson Development Company, Inc., that the topography of such ground is such as to reasonably require a deviation from such set back, which deviation, as stated, shall not exceed five (5) feet.

17. Excavation and cutting of living trees on any lot shall only be permitted for construction or landscaping of the lot. No lumber, brick, stone, cinderblock, concrete block, or other materials used for building purposes shall be stored upon any lot more than a reasonable time for completion of the construction in which they are to be used. No person shall leave on any lot refuse, stumps, rock, concrete blocks, dirt or building materials. Any person failing to comply with the provisions of this paragraph may be notified by the Developer to correct said procedure within five (5) days, and if the same is not done, the subject person shall pay the Developer the cost of correction and may be subject to injunctive process.

18. In the event any Owner of any unimproved lot desires to sell the same, the lot shall be offered for sale to the Developer at the same price and terms at which the lot is about to be sold, and the Developer shall have fifteen (15) days within which to exercise its option to purchase the lot. Should the Developer fail or refuse, within said fifteen (15) days after receipt of written notice, to exercise its option, then the Owner of the lot shall have the right to sell the lot, subject to the Restrictive Covenants. This clause shall have no application to any person, firm or corporation acquiring any right, title or interest in any lot through mortgage or deed of trust, nor shall it apply to any purchaser at a foreclosure or judicial sale.

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Deed of Restrictions for Glenstone Subdivision, Section 1



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19. Any and all of the rights, powers, easements, duties or obligations reserved or assumed by developer in this instrument may be assigned to any one or more persons or entities that will agree to assume such rights, powers, easements, duties and obligations and shall be made by appropriate recorded instrument in which the assignee or transferee shall join for the purpose of evidencing its acceptance. Such assignee or transferee shall thereupon have the same rights, powers and easements and be subject to the same obligations and duties as are herein reserved and assumed by Developer and the Developer shall thereupon be released to the extent of the assignment.

20. It shall be the obligation of each Owner of each lot in this Subdivision to consult with the proper authority or representative of the City of Clarksville before any driveways, culverts, or other structures, or grading are placed or constructed within the limits of any dedicated roadway, and such placement or construction shall be done in accordance with the requirements of the City of Clarksville in order that the roads or streets which would be affected thereby may not be disqualified for acceptance by the City of Clarksville and to its public road system. The paving over or ramping over an extruded curb at the entrance of any driveway, or any other place, shall not be permitted and there shall be no interference with the free flow of surface water along such curb lines. All driveways shall be constructed in a manner compatible with this requirement and such drives shall join the curb line and be so constructed so as not to interfere with the proper flow of surface water along such curb line. No owner of any lot constructing improvements thereon shall cause or permit damage to the paved street in the course of construction of improvements and each owner shall be responsible for the cost of restoration and repair to such street caused by and as a direct



Deed of Restrictions for Glenstone Subdivision, Section 1



result of such construction by or on behalf of the owner.

21. These restrictive covenants may be amended at any time by the Developer until such time that more than fifty per cent (50%) of the lots affected by these covenants have been sold and are no longer owned by Developer, however, no such amendment shall be permitted so as to reduce the building square foot requirements stated herein by more than twenty per cent (20%). In addition, these restrictive covenants may not be amended by the developer so as to place more stringent requirements or covenants on any lot already sold by developer.

22. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date that these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

23. Enforcement of these covenants may be had by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

24. Invalidation of any one of these covenants by judgment or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

25. In addition, the Owner (Developer) retains unto itself the same rights as any lot owner as to the prosecution of covenant and restriction violations, whether or not it retains any lot or lots in Section I of said Subdivision.

IN WITNESS WHEREOF, the said Owner, BATSON DEVELOPMENT COMPANY, INC., being the Developer of said Subdivision, has caused this Deed of Restrictions and Dedication to be executed



Deed of Restrictions for Glenstone Subdivision, Section 1



as of the date and day above written, the same to be in full force and effect upon the recording of this instrument in the Register's Office of Montgomery County, Tennessee.

BATSON DEVELOPMENT COMPANY, INC.

By John J. Batson
President

Attest:

Richard H. Batson
Secretary

STATE OF TENNESSEE) Personally appeared before me,
MONTGOMERY COUNTY) the undersigned, a Notary Public in
and for said County and State,

John T. Batson and Richard H. Batson, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary of Batson Development Company, Inc., the within named bargainor, a corporation, and that they being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

This 26 day of September, 1978.

My commission expires: January 11, 1983

Karen E. Jarrett
Notary Public



Charles C. Harrison, Register of Montgomery County does hereby certify that the foregoing instrument was duly recorded in the office of the Register of Montgomery County, Tennessee, on this 26th day of September, 1978. 10.16
Attest: 10.16
10.16

Deed of Restrictions for Glenstone Subdivision, Section 2A



JOYCE R. HARRIS REG. (PH 013)
MAY 12 PM 3 22
BATSON DEVELOPMENT COMPANY, INC.
TO: DEED OF RESTRICTIONS
GLENSTONE SUBDIVISION, SECTION 2A
SATA
REC'D 40.00 6148

AP

THIS DEED OF RESTRICTIONS AND DEDICATION, executed as of the 9th day of ^{May}~~April~~, 1994, at Clarksville, in the County of Montgomery, State of Tennessee, by BATSON DEVELOPMENT COMPANY, INC., a Tennessee Corporation with its situs and principal place of business in Clarksville, Montgomery County, Tennessee, hereinafter referred to as "OWNER"; and

W I T N E S S E T H :

That the OWNER has heretofore acquired certain real estate situated in the Eleventh Civil District of Montgomery County, Tennessee, lying within the corporate limits of Clarksville, Tennessee, and being more particularly described as a portion of the real estate in the deed from Ward W. Denney and wife to Batson Development Company, Inc. by deed of record in Official Record Book Volume 165, Page 377, of the Register's Office of Montgomery County, Tennessee, and including that certain tract of realty conveyed to Batson Development Company, Inc. by Charles W. Burney and wife by deed of record in Official Record Book Volume 241, Page 710, in the Register's Office of Montgomery County, Tennessee;

The Owner has heretofore subdivided a certain portion of said real estate designated as "GLENSTONE SUBDIVISION, SECTION 2A", a plat of said Section being of record in Plat Book 12, Page 230, Plat No. 230, in the aforesaid Register's Office.

This instrument was prepared by Richard H. Batson
of the Law Firm of
DANIEL, HARVILL, BATSON & NOLAN
121 South Third Street
Clarksville, Tennessee 37040

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Deed of Restrictions for Glenstone Subdivision, Section 2A



family dwelling on any one lot. No structures shall be erected, altered, placed or permitted to remain on any of the designated lots other than one (1) detached single-family dwelling not to exceed two (2) stories in height, with attached private garage.

3. Residences on all lots shall face the street running along the front line of such lot.

4. No dwelling shall be erected, placed, altered or permitted to remain on any lot unless the dwelling has finished living area space of at least the following:

(a) 1650 square feet in the case of a one-story dwelling.

(b) 1900 square feet in the case of a two-story dwelling, split-level dwelling, or split-foyer dwelling, and in all events the overall outside dimensions of such dwelling under this paragraph shall provide a minimum calculated area of 1300 square feet of finished area.

(c) 1500 square feet on the top level in the case of a basement-type dwelling with finished living space in said basement of not less than 450 square feet (one story or one level house with full or substantially full basement with living space as set out above).

Basements, open porches, garages and carports shall not be considered in computing the square footage of living area space.

5. Prior to beginning of construction, all lots shall remain clear and vacant. After the beginning of construction or the arrival of materials on the lot for construction, completion must be accomplished with ten (10) months unless written permission for an extension for reason of hardship is granted by the OWNER of the subdivision.

Deed of Restrictions for Glenstone Subdivision, Section 2A



8. Only wooden fences may be permitted on any lot, and then only from the rear of the dwelling back to the back lot line.

9. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary covered containers at the rear of the house and the same shall be properly secured and screened from the front view.

10. No signs of any kind shall be displayed on any lot except one professionally built sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.

11. Any residence built on any one of the above enumerated lots in Section 2A shall have a concrete or masonry foundation, and the visible exterior of the foundation shall be faced with brick, and the remaining portion of the exposed non-foundation portion of the dwelling shall be constructed and faced with brick or of an acceptable type of siding as may be approved by OWNER. And, in addition, the dwelling on any lot shall have its own concrete driveway at least fourteen (14) feet in width extending at least from the curb line to the front face of the garage or dwelling house and being a minimum of five (5) feet off the side property line.

12. All concrete or masonry foundations and walls above the finished outside grade shall be faced with brick or other material as approved by OWNER, except that this shall not apply to the rear foundation area.

13. Perpetual easements are reserved as shown on said plan for said Section 2A, as recorded in Plat Book 12, Page 230, Plat No. 230 in the Montgomery County Register's Office, for



Deed of Restrictions for Glenstone Subdivision, Section 2A



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AUCTION COMPANY

18. In the event any owner of any unimproved lot desires to sell the same, the lot shall be offered for sale to the OWNER at the same price and terms at which the lot is about to be sold, and the OWNER shall have thirty (30) days within which to exercise its option to purchase the lot. Should the OWNER fail or refuse, within said thirty (30) days after receipt of written notice, to exercise its option, then the owner of the lot shall have the right to sell the lot, subject to the Restrictive Covenants. This clause shall have no application to any person, firm or corporation acquiring any right, title or interest in any lot through mortgage or deed of trust, nor shall it apply to any purchaser at a foreclosure or judicial sale, however, all Restrictive Covenants of record shall continue to apply.

19. Any and all of the rights, powers, easements, duties or obligations reserved or assumed by OWNER in this instrument may be assigned to any one or more persons or entities that will agree to assume such rights, powers, easements, duties and obligations and shall be made by appropriate recorded instrument in which the assignee or transferee shall join for the purpose of evidencing its acceptance. Such assignee or transferee shall thereupon have the same rights, powers and easements and be subject to the same obligations and duties as are herein reserved and assumed by OWNER and the OWNER shall thereupon be released to the extent of the assignment.

20. It shall be the obligation of each owner of each lot in this Subdivision to consult with the proper authority or representative of the City of Clarksville before any driveways, culverts, or other structures, or grading are placed or constructed within the limits of any dedicated roadway, and such placement or construction shall be done in accordance with the requirements of the City of Clarksville in order that the roads or streets which would be affected thereby may not be disqualified for acceptance by

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Deed of Restrictions for Glenstone Subdivision, Section 2A



23. Enforcement of these covenants may be had by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

24. Invalidation of any one of these covenants by judgment or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

25. In addition, the OWNER retains unto itself the same rights as any lot owner as to the prosecution of covenant and restriction violations, whether or not it retains any lot or lots in Section 2A of said Subdivision.

IN WITNESS WHEREOF, BATSON DEVELOPMENT COMPANY, INC., being the OWNER of said Subdivision, has caused this Deed of Restrictions and Dedication to be executed as of the date and day above written, the same to be in full force and effect upon the recording of this instrument in the Register's Office of Montgomery County, Tennessee.

BATSON DEVELOPMENT COMPANY, INC.

By: *Richard H. Batson*
President

Attest:

Joseph B. Batson
Secretary

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard H. Batson and Joseph B. Batson, with whom I am personally acquainted, and who, upon oath, acknowledge themselves to be President and Secretary of Batson Development Company, Inc., the within named bargainor, a

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Description of R-1 and R-4 Zoning



- CBD** Central Business District
- C-1** Neighborhood Commercial District
- C-2** General Commercial District
- C-3** Regional Shopping Center District
- C-4** Highway Interchange District
- C-5** Highway and Arterial Commercial District
- M-1** Light Industrial District
- M-2** General Industrial District

3.3 ZONING DISTRICTS DESCRIBED

3.3.1 AG-AGRICULTURAL DISTRICT

The purpose of the AG Agricultural District is to provide for the proper utilization of those lands best suited for the production of agricultural products such as field crops, livestock, and other conventional agricultural activities. This district is also appropriate within environmentally sensitive areas such as floodplains and steep slopes. Low density residential uses are allowed in areas where adequate infrastructure is available to support such development.

3.3.2 AGC-AGRICULTURAL COMMERCIAL DISTRICT

The purpose of the AGC Agricultural Commercial District is to provide for the proper utilization of those lands suited for commercial purposes in a rural agricultural setting. This district is not intended to permit major commercial establishments, but rather individual proprietary stores or uses that are convenient and compatible to the surrounding area.

3.3.3 E-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT

The purpose of the E-1 Single-Family Estate District is to provide for low-density detached residential development on large lots containing one acre or more in order to ensure compatibility of new development with surrounding large-lot neighborhoods. Its purpose is also to provide for the protection of environmentally sensitive areas such as floodplains and steep slopes.

3.3.4 R-1 – SINGLE-FAMILY RESIDENTIAL DISTRICT

This district is intended to provide for Single-Family Residential areas with relatively low population densities. Additional uses, permitted upon review of the Board of Zoning Appeals, include uses and facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.

Description of R-1 and R-4 Zoning

3.3.5 R-1A, R-2, R-2A – SINGLE FAMILY RESIDENTIAL DISTRICTS

These districts are intended to permit the development and maintenance of low to high-density single-family residences and appropriate accessory uses in areas that have suitable physical characteristics, where adequate infrastructure is or can be made available, and have adequate street access. Sufficient urban services and facilities, including sanitary sewer, should be available or provided concurrent with development.

3.3.6 RM-1 – SINGLE FAMILY MOBILE HOME RESIDENTIAL DISTRICT

The RM-1 Single-Family Mobile Home Residential District is intended to provide for platted single-family mobile home residential subdivisions, as regulated by the Clarksville-Montgomery County Subdivision Regulations. It is further intended to enable mobile home residents to establish themselves in a similar land use pattern as conventional housing subdivisions. This district is not intended to provide for mobile homes on individual, unplatted parcels of land. Recognizing the unique qualities and characteristics of mobile homes, caution should be exercised to prevent the mixing of conventional housing within the mobile home subdivisions.

3.3.7 R-2D – TWO-FAMILY RESIDENTIAL DISTRICT

The R-2D Two-Family Residential District is intended to permit the development of medium density, two-family duplexes, on individual lots, in areas where maintaining a mixture of housing types is desirable.

3.3.8 R-3 – THREE-FAMILY RESIDENTIAL DISTRICT

The R-3 Three-Family Residential District is intended to provide for residential areas of medium population density, using three-family attached housing on individual lots, in areas where maintaining a mixture of housing types is desirable.

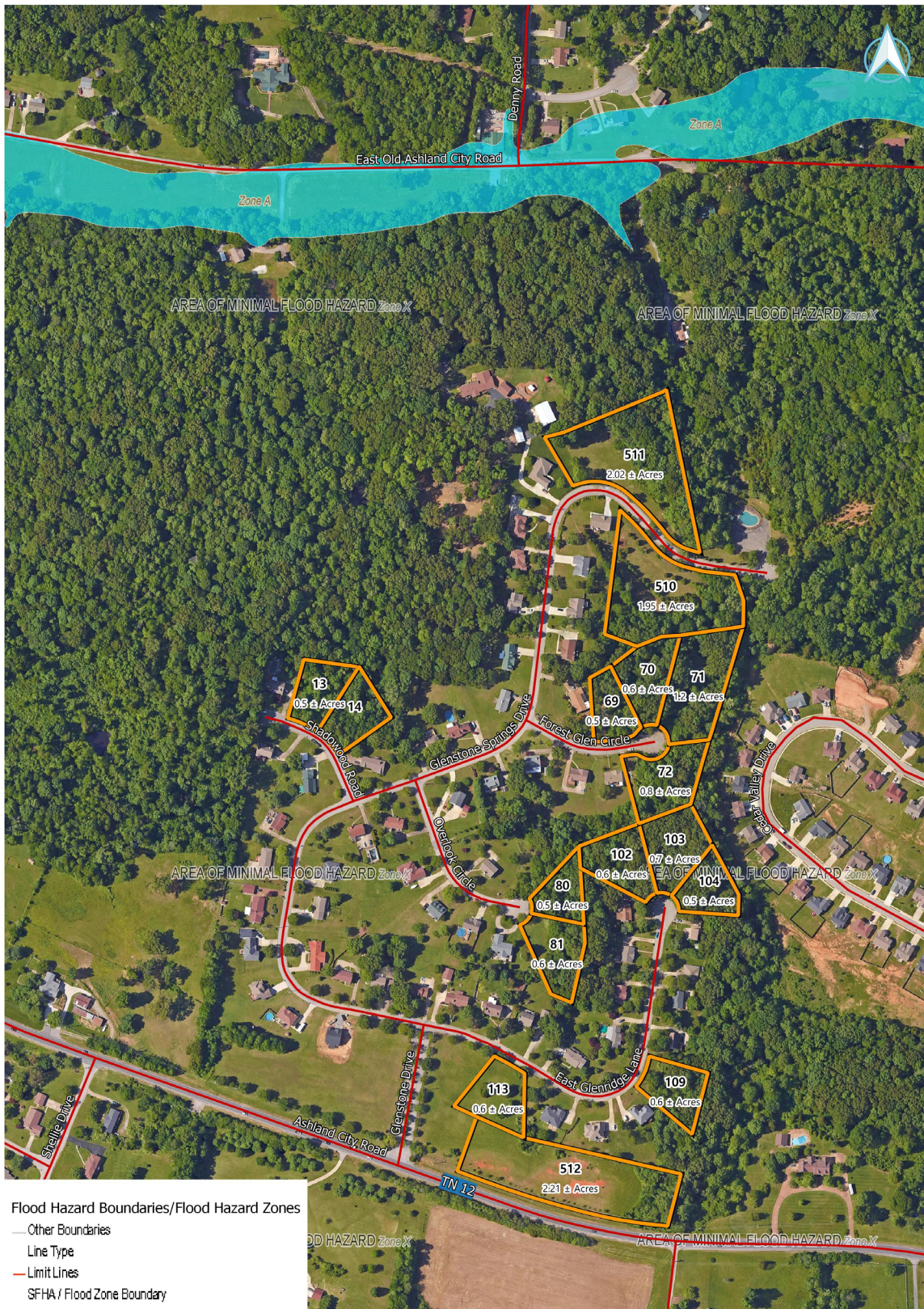
3.3.9 R-4 – MULTIPLE FAMILY RESIDENTIAL DISTRICT

The R-4 Multiple-Family Residential District is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residence in areas, which by location and character are appropriate for occupancy, by high density multiple-family dwellings and related facilities. At the same time, this district is intended to provide standards for this type of residential development to prevent overcrowding, traffic congestion, and overloading of public utilities. This district is intended to be utilized on higher classifications of streets close to mass transit, retail services, and/or employment opportunities.

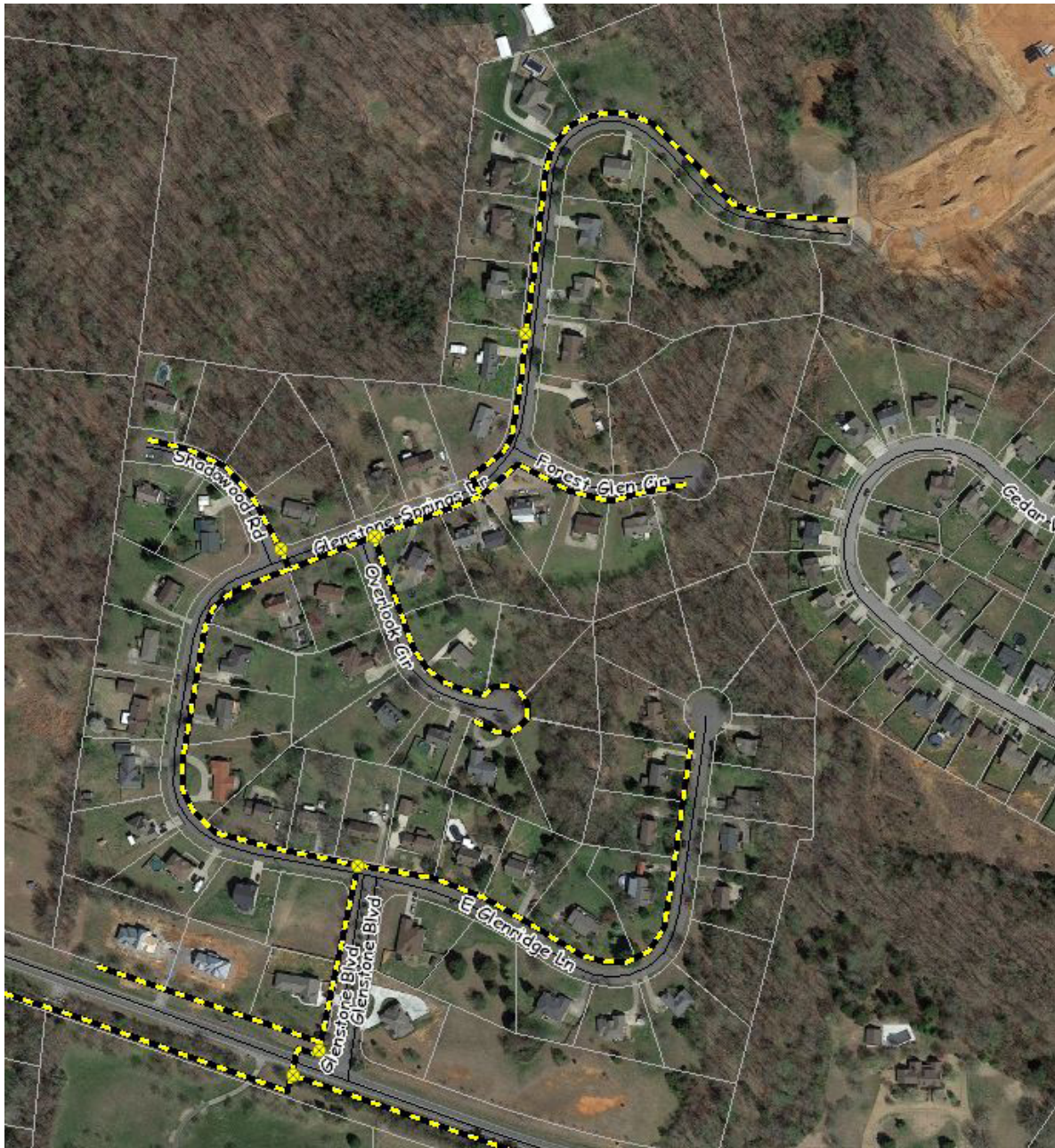
3.3.10 R-5 – RESIDENTIAL DISTRICT

The R-5 Residential District is designed to provide for the development of townhouses, row houses, or other common wall residential buildings in a manner which is attractive, efficient, and compatible with surrounding development. In order to encourage owner occupancy, it is also the intent of this district that the underlying real estate be divided into smaller parcels so that each unit can, along with the units underlying property, be individually sold and owned on a “fee

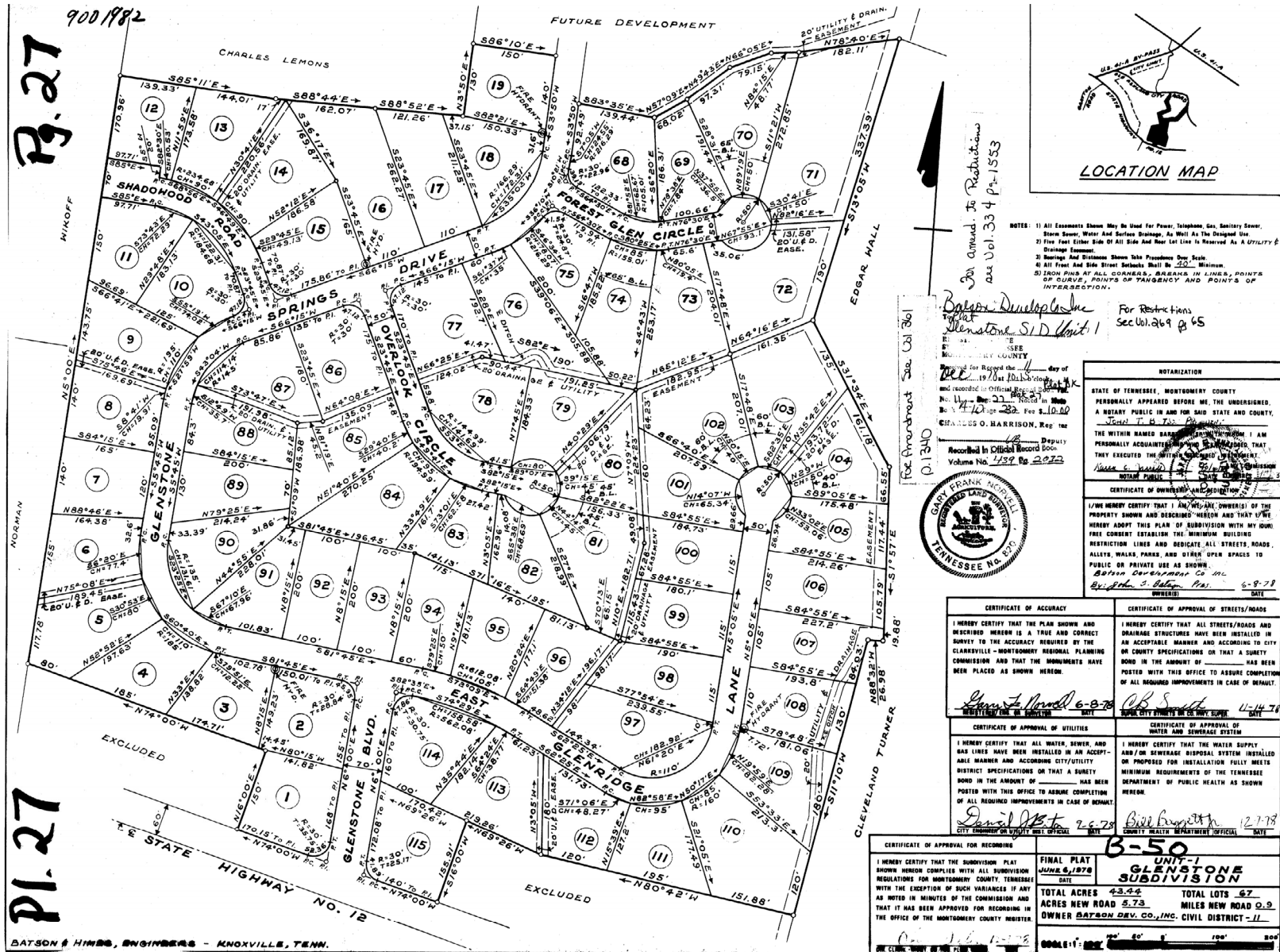
Flood Hazard Map



Gas Line Map



Glenstone Plat 1



See amended to Restriction
are Vol. 334 p. 1553

Buyer: *Buyer: Dunlap, Inc.*
Plat: *Glenstone S.D. Unit 1*
For Restrictions: *Sec. Vol. 269 p. 65*

See Amendment Vol. 301
P. 1240



- NOTES:
- 1) All Easements Shown May Be Used For Power, Telephone, Gas, Sanitary Sewer, Storm Sewer, Water And Surface Drainage, As Well As The Designated Use.
 - 2) Five Feet Either Side Of All Side And Rear Lot Lines Is Reserved As A UTILITY EASEMENT.
 - 3) Bearings And Distances Shown Take Precedence Over Scale.
 - 4) All Front And Side Street Setbacks Shall Be 25' Minimum.
 - 5) IRON PINS AT ALL CORNERS, BREAKS IN LINES, POINTS OF CURVE, POINTS OF TANGENCY AND POINTS OF INTERSECTION.

Recorded in Official Record Book
Volume No. 459 Page 2073

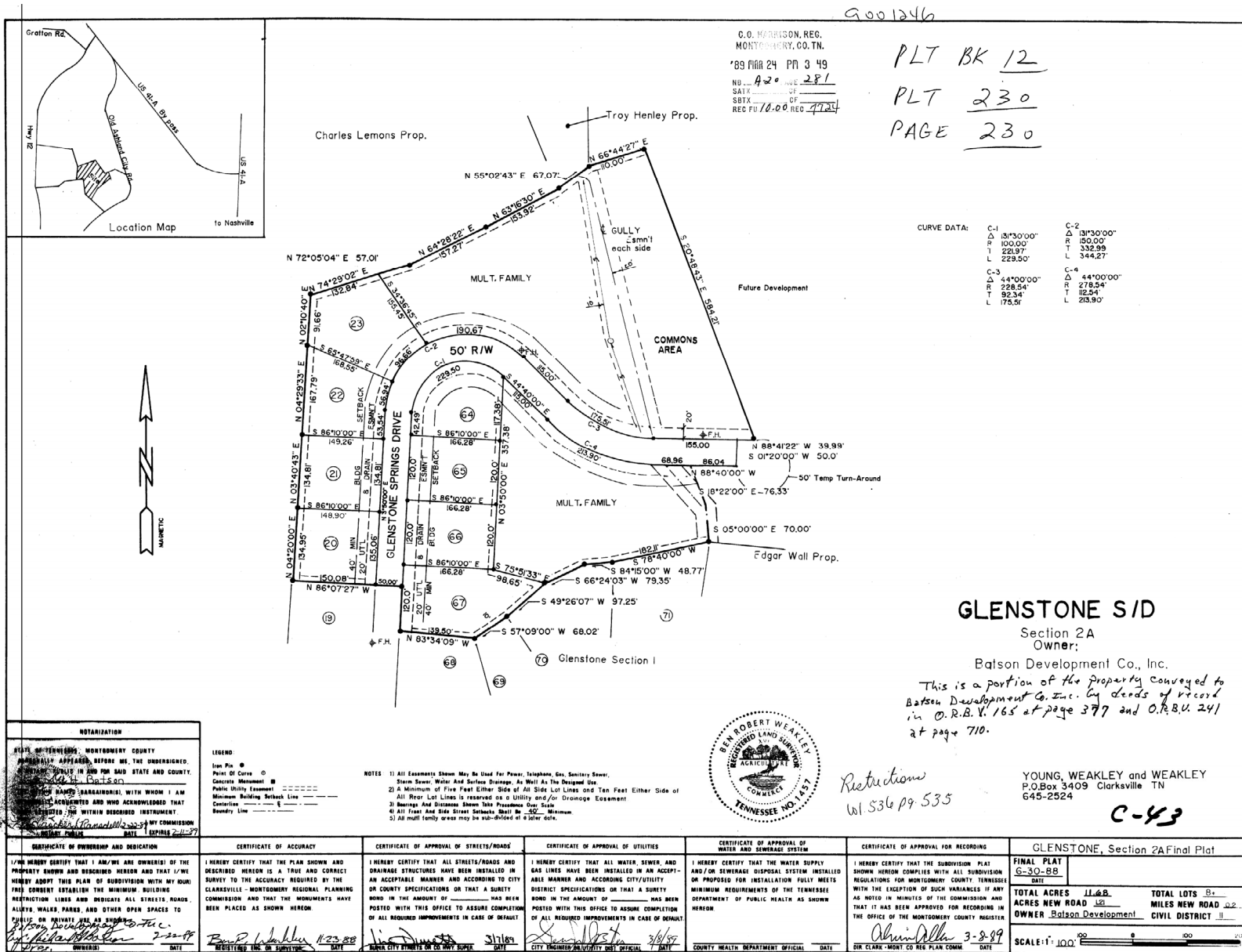
NOTARIZATION	
STATE OF TENNESSEE, MONTGOMERY COUNTY	
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,	
[Signature]	
THE WITHIN NAMED PARTY, TO WHOM I AM PERSONALLY ACQUAINTED, HAS REQUESTED THAT THEY EXECUTE THE WITHIN SUBDIVISION PLAT.	
I, THE NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.	
DATE: 6-8-78	

CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREETS/ROADS
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CLARKESVILLE - MONTGOMERY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.	I HEREBY CERTIFY THAT ALL STREETS/ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OR COUNTY SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<i>James F. Powell 6-8-78</i>	<i>Bill Smith 6-14-78</i>
DATE	DATE

CERTIFICATE OF APPROVAL OF UTILITIES	CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM
I HEREBY CERTIFY THAT ALL WATER, SEWER, AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY/UTILITY DISTRICT SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS MINIMUM REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF PUBLIC HEALTH AS SHOWN HEREON.
<i>David B. Bost 6-8-78</i>	<i>Bill Smith 6-14-78</i>
DATE	DATE

CERTIFICATE OF APPROVAL FOR RECORDING	FINAL PLAT
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIED WITH ALL SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER.	UNIT-1 GLENSTONE SUBDIVISION
	TOTAL ACRES 43.44 TOTAL LOTS 67
	ACRES NEW ROAD 5.73 MILES NEW ROAD 0.9
	OWNER BATSON DEV. CO., INC. CIVIL DISTRICT - 11

Glenstone Plat 2



9001246
 PLT BK 12
 PLT 230
 PAGE 230

CURVE DATA:

C-1	Δ 31°30'00"	C-2	Δ 131°30'00"
R	100.00'	R	150.00'
T	22.37'	T	332.98'
L	228.50'	L	344.27'
C-3	Δ 44°00'00"	C-4	Δ 44°00'00"
R	228.54'	R	278.54'
T	92.34'	T	12.54'
L	175.91'	L	253.90'

GLENSTONE S/D

Section 2A
 Owner:
 Batson Development Co., Inc.

This is a portion of the property conveyed to Batson Development Co., Inc. by deeds of record in O.R.B.V. 165 at page 377 and O.R.B.U. 241 at page 710.



Restrictions
 w/ 536 pg 535

YOUNG, WEAKLEY and WEAKLEY
 P.O. Box 3409 Clarksville TN
 645-2524

C-43

NOTARIZATION
 STATE OF TENNESSEE, MONTGOMERY COUNTY
 I, Robert Weakley, Notary Public, do hereby certify that the above and described hereon and that I am duly qualified and was acknowledged that the within recorded instrument.

LEGEND
 Iron Pin
 Point Of Curve
 Concrete Monument
 Public Utility Easement
 Minimum Building Setback Line
 Boundary Line

NOTES
 1) All Easements Shown May Be Used For Power, Telephone, Gas, Sanitary Sewer, Storm Sewer, Water And Surface Drainage, As Well As The Designed Use.
 2) A Minimum of Five Feet Either Side of All Side Lot Lines On Lot Ten Feet Either Side of All Rear Lot Lines is reserved as a Utility and/or Drainage Easement.
 3) Surveying And Distance Shown Take Precedence Over Size.
 4) All Front And Side Street Setbacks Shall Be 100' Minimum.
 5) All multi family areas may be sub-divided at a later date.

CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CLARKSVILLE - MONTGOMERY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CLARKSVILLE - MONTGOMERY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON	CERTIFICATE OF APPROVAL OF STREETS/ROADS I HEREBY CERTIFY THAT ALL STREETS/ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OR COUNTY SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT	CERTIFICATE OF APPROVAL OF UTILITIES I HEREBY CERTIFY THAT ALL WATER, SEWER, AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY/UTILITY DISTRICT SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT	CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON COMPLIES WITH ALL SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER	CERTIFICATE OF APPROVAL FOR RECORDING GLENSTONE, Section 2A Final Plat FINAL PLAT 6-30-88 DATE TOTAL ACRES 11.68 ACRES NEW ROAD 1.00 OWNER Batson Development TOTAL LOTS 81 MILES NEW ROAD 0.2 CIVIL DISTRICT 11 SCALE: 1" = 100'
<u>Robert Weakley</u> DATE 11/23/88	<u>Robert Weakley</u> DATE 11/23/88	<u>Robert Weakley</u> DATE 11/23/88	<u>Robert Weakley</u> DATE 11/23/88	<u>Robert Weakley</u> DATE 11/23/88	<u>Robert Weakley</u> DATE 11/23/88

Preliminary Title Commitment



ALTA Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

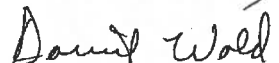
Issued through the Office of
Betsen Nolan PLC
121 South Third Street
Clarksville, TN 37040


Authorized Signatory

ORI Form 4690 B-1-16
ALTA Commitment for Title Insurance

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

Attest  Secretary

Preliminary Title Commitment

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ORT Form 4690 8-1-16
 ALTA Commitment for Title Insurance



Preliminary Title Commitment



6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ORT Form 4690 8-1-16
ALTA Commitment for Title Insurance



Preliminary Title Commitment



SCHEDULE A ALTA COMMITMENT

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401

File Number: 100014077

Commitment Number: 100014077

1. Commitment Date: September 4, 2019 at 08:00 AM
2. Policy to be issued: Amount
 - (a) ALTA Owner's Policy (ALTA Own. Policy (06/06))
Proposed Insured:
TBD
 - (b) ALTA Loan Policy
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date vested in:
Batson Development Company, Inc.
5. The Land is described as follows:
SEE SCHEDULE C ATTACHED HERETO

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

ORI Form 4720A 8-1-16
Schedule A
ALTA Commitment for Title Insurance
Old Republic National Title Insurance Company

(100014077.PFD/100014077/7)

Preliminary Title Commitment



Schedule B-I ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors and materialmen are all paid.
7. Warranty Deed from Batson Development Co., Inc. to TBD.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

ORT Form 4690 B18-1-16
Schedule B I
ALTA Commitment for Title Insurance

(100014077.PFD/1000140777)

Preliminary Title Commitment



Schedule B-II ALTA COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
3. Rights and claims of parties in possession.
4. Mechanic's, Contractor's or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
6. Liens, encumbrances, or claims thereof, which are not shown by the public record.
7. General or special taxes and assessments required to be paid in the year and subsequent years.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Montgomery County taxes for year 2018, Map and Parcel 88A-B-001.01, PAID IN FULL, \$557.00 on 02/13/2019.

City of Clarksville taxes for year 2018, Map and Parcel, 88A-B-001.01, PAID IN FULL \$225.00, on 02/28/2019.

Montgomery County taxes for year 2018, Map and Parcel, 88A-B-003.00, PAID IN FULL, \$269.00, on 02/13/2019.

City of Clarksville taxes for year 2018, Map and Parcel 88A-B-003.00, PAID IN FULL, \$109.00 on 02/28/2019.

Montgomery County taxes for the year 2018, Map and Parcel, 88A-B-007.00, PAID IN FULL, \$188.00 on 02/13/2019.

City of Clarksville taxes for the year 2018, Map and Parcel, 88A-B-007.00, PAID IN FULL, \$76.00 on 02/28/2019.

Montgomery County taxes for year 2018, Map and Parcel, 88A-B-035.00, PAID IN FULL, \$188.00 on 02/13/2019.

City of Clarksville taxes for year 2019, Map and Parcel, 88A-B-035.00, PAID IN FULL, \$76.00 ON 02/28/2019.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

ORT Form 4690 B II 8-1-16
Schedule B II
ALTA Commitment for Title Insurance

(100014077.PFD/100014077/9)

Preliminary Title Commitment



Schedule B-II (Continued)

Montgomery County taxes for year 2018, Map and Parcel, 88A-B-036.00, PAID IN FULL, \$242.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel 88A-B-036.00, PAID IN FULL, \$98.00, on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 88A-B-014.00, PAID IN FULL, \$ 161.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 88A-B-014.00, PAID IN FULL, \$65.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 88A-B-013.00, PAID IN FULL, \$148.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 88A-B-013.00, PAID IN FULL, \$60.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 88A-B-012.00, PAID IN FULL, \$148.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 88A-B-012.00, PAID IN FULL, \$60.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-B-002.00, PAID IN FULL, \$27.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 81P-B-002.00, PAID IN FULL, \$11.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-B-003.00, PAID IN FULL, \$27.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 81P-B-003.00, PAID IN FULL, \$11.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-A-006.00, PAID IN FULL, \$188.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 81P-A-006.00, PAID IN FULL, \$76.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-A-007.00, PAID IN FULL, \$269.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 81P-A-007.00, PAID IN FULL, \$109.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-A-008.00, PAID IN FULL, \$ 269.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 81P-A-008.00, PAID IN FULL, \$109.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-A-009.00, PAID IN FULL, \$278.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 81P-A-009.00, PAID IN FULL, \$112.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-A-015.00, PAID IN FULL, \$ 220.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel 81P-A-015.00, PAID IN FULL, \$89.00 on 02/28/2019.
Montgomery County taxes for year 2018, Map and Parcel, 81P-A-013.00, PAID IN FULL, \$503.00 on 02/13/2019.
City of Clarksville taxes for year 2018, Map and Parcel, 81P-A-013.00, PAID IN FULL, \$ 203.00 on 02/28/2019.

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ORT Form 4690 BII 8-1-16
Schedule B II
ALTA Commitment for Title Insurance

(100014077.PFD/100014077.0)

Preliminary Title Commitment



Schedule B-II

(Continued)

8. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
9. Easements or claims of easements not shown by the Public Records.
10. Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 269, Page 65, Book 334, Page 1531, Book 361, Page 1340,(tract 2) Register's Office for Montgomery County, Tennessee.
11. In the event a quantity of land is recited in the description of the real estate described in Schedule A, this Commitment makes no guarantee as to the exact quantity of land comprising such real estate.
12. Subject to all matters as to any recorded or unrecorded surveys.
13. Subject to all matters as shown on plan of record on Plat Book 165 , Page 377, and Book 11, Page 27, Plat 27,(tract 2) Register's Office for Montgomery County, Tennessee.
14. Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 536, Page 0535, Book 1138, Page 315(tract 3) Register's Office for Montgomery County, Tennessee.
15. Subject to all matters as shown on plan of record on Plat Book 12, Page 230, Plat 230,(tract 3) Register's Office for Montgomery County, Tennessee.

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ORT Form 4690 B18-1-16
Schedule B II
ALTA Commitment for Title Insurance

(100014077.PFD/100014077/9)



Preliminary Title Commitment



Schedule C ALTA COMMITMENT

The Land referred to in this Commitment is described as follows:

Tract 1:
Parcel A:

Beginning at an iron pin in the north margin of Highway 12, the southeast corner of the realty conveyed this date by Ward W. Denney, et ux, to Charles W. Burney, et ux; thence with Burney's east line, marked by a fence, as follows: north 10 degrees east 460.7 feet to an iron pin; north 8 degrees 45 minutes east 297 feet to an iron pin; north 7 degrees 10 minutes east 187.9 feet to a tree; north 1 degree 20 minutes east 446.8 feet to an iron pin; thence north 87 degrees west 72.2 feet to an iron pin; thence north 3 degrees east, marked by a fence, 660 feet to an iron pin; thence north 75 degrees east 545 feet to an iron pin on the southwesterly side of a branch; thence crossing said branch, and marked by a fence, north 0 degrees 10 minutes east 492 feet to an iron pin; thence north 48 degrees east 529.5 feet, crossing the old Clarksville-Nashville Road, to an old marked Sycamore tree; thence south 62 degrees 30 minutes east, crossing said old road, 668 feet to an iron pin on the westerly side of said road; thence with the westerly margin of said road south 3 degrees 445 feet; thence continuing with said road south 36 degrees east 189.7 feet to an iron pin; thence leaving said right of way south 39 degrees west marked by a fence, 796 feet to an iron pin; thence north 74 degrees 55 minutes west, marked by a fence, 393.7 feet to an iron pin in the center of a branch; thence along said branch with its meanders as follows: south 11 degrees 49 minutes west 528 feet to an iron pin; south 32 degrees east 297 feet to an iron pin; south 2 degrees 30 minutes east 310 feet to an iron pin; thence leaving said branch, north 88 degrees west 26.4 feet to an iron pin; thence south 9 degrees 45 minutes west 538 feet to a sycamore tree; thence south 4 degrees 30 minutes west 130.5 feet to an iron pin in the north margin of Highway 12; thence with said right of way as follows: north 85 degrees west 100 feet; north 87 degrees 45 minutes west 100 feet; north 76 degrees west 66 feet; thence north 75 degrees 10 minutes west 204.2 feet to a marker, and north 74 degrees west 322 feet to the point of beginning, and containing 64.75 acres; more or less.

Parcel B:

Beginning at an iron pin in the north margin of State Highway 12, Norman's southwest corner; thence with Norman, marked by a fence, north 3 degrees east 1,224 feet to an iron pin; thence continuing with said fence south 87 degrees east 772.4 feet to an iron pin; thence south 1 degree 20 minutes west, marked by a fence, 446.8 feet to a tree; continuing with said fence south 7 degrees 10 minutes west 187.9 feet to an iron pin; thence south 8 degrees 45 minutes west, marked by a fence, 297 feet to an iron pin; thence continuing with said fence south 10 degrees west 460.7 feet to an iron pin in the north margin of Highway 12; thence along the north margin of said Highway north 74 degrees west 665.6 feet to the point of beginning, and containing 20.65 acres, more or less.

This is the eastern portion of the realty north of Highway 12, which was conveyed to Ward W. Denney and wife, by deed of record in Official Record Book Volume 165, Page 377, in the Register's Office for Montgomery County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED TRACTS BUT EXPRESSLY EXCLUDED:

Exclusion 1:

All that real property on plan of Glenstone Subdivision, Unit 1, as shown on plat of record in Plat Book 11, page 27, Plat 27, in the Register's Office for Montgomery County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Exclusion 2:

All that real property on plan of Glenstone Subdivision, Section 2A, as shown on plat of record in Plat Book 12, page 230, Plat 230, in the Register's Office for Montgomery County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Exclusion 3:

Schedule C
ALTA Commitment for Title Insurance 8-1-16

(100014077.PFD/100014077/10)

Preliminary Title Commitment

Schedule C (Continued)

Beginning at a new iron pin in the west margin of East Old Ashland City Road, said iron pin being 634 feet north of Cedar Valley Drive, said iron pin also being the northeast corner of the Gene P. Elin Property (Volume 1545, Page 955); thence leaving margin of said road along the north line of the Elin Property South 43 Degrees 52 Minutes 54 Seconds West 203.39 feet to an existing iron pin; thence along the north line of the Betty J. McKinney, ET VIR Property (Volume 1418, Page 2726) South 43 Degrees 49 Minutes 07 Seconds West 126.75 feet to an existing iron pin; thence along the Cedar Valley Subdivision (Plat Book F, Page 634) South 44 Degrees 02 Minutes 03 Seconds West 447.25 feet to an existing iron pin; thence North 70 Degrees 35 Minutes 22 Seconds West 381.71 feet to an existing iron pin; thence along a new division as follows: North 00 Degrees 50 Minutes 39 Seconds West 70.00 feet to a new iron pin; thence North 13 Degrees 59 Minutes 53 Seconds West 76.08 feet to an existing iron pin in the south margin of Glenstone Springs Drive; thence along margin of said road South 84 Degrees 36 Minutes 23 Seconds East 86.18 feet to a new iron pin; thence North 05 Degrees 29 Minutes 21 Seconds East 50.00 feet to a new iron pin; thence North 84 Degrees 27 Minutes 55 Seconds West 155.04 feet to a new iron pin; thence with a curve turning to the right, with an arc length of 46.80 feet, with a radius of 228.54 feet, with a chord of North 78 Degrees 40 Minutes 01 Seconds West 46.72 feet to a new iron pin; thence leaving margin of said road along a new division line North 11 Degrees 20 Minutes 02 Seconds West 468.27 feet to a new iron pin; thence along the David McIntire Property (Volume 545, Page 1965) North 58 Degrees 29 Minutes 50 Seconds East 70.43 feet to an existing iron pin; thence North 04 Degrees 26 Minutes 05 Seconds East 335.17 feet to an existing iron pin; thence along the John M. Doll Property (Volume 1736, Page 75) North 03 Degrees 14 Minutes 18 Seconds East 61.55 feet to an existing iron pin; thence North 52 Degrees 43 Minutes 45 Seconds East 341.70 feet to a new iron pin in the south margin of East Old Ashland City Road; thence along margin of said road South 87 Degrees 09 Minutes 41 Seconds East 349.20 feet to a new iron pin; thence with a curve turning to the right, with an arc length of 259.78, with a radius of 640.94 feet, with a chord of South 75 Degrees 33 Minutes 01 Seconds East 258.00 feet to a new iron pin; thence leaving margin of said road along the Montgomery County, Tennessee Property (Volume 1462, Page 2524) South 15 Degrees 41 Minutes 22 Seconds West 85.10 feet to a new iron pin; thence South 57 Degrees 10 Minutes 38 Seconds East 172.30 feet to a new iron pin in the west margin of East Old Ashland City Road; thence along margin of said road with a curve turning to the right, with an arc length of 47.61 feet, with a radius of 185.00 feet, with a chord of South 05 Degrees 25 Minutes 32 Seconds West 47.48 feet to a new iron pin; thence South 12 Degrees 47 Minutes 55 Seconds West 227.46 feet to a new iron pin; thence with a curve turning to the left, with an arc length of 287.14 feet, with a radius of 365.00 feet, with a chord of South 09 Degrees 44 Minutes 18 Seconds East 279.79 feet to a new iron pin; thence South 32 Degrees 16 Minutes 31 Seconds East 86.97 feet to the point of beginning and containing an area of 26.77 acres as surveyed by James V. Weakley, RLS 1596 of Weakley Brothers Engineering on February 21, 2018. Job No. 18-055

Exclusion 4:

BEGINNING at an iron pin in the north margin of State Highway 12, Norman's southwest corner; thence with Norman, marked by a fence, north 3 degrees east 1,224 feet to an iron pin; thence continuing with said fence south 87 degrees east 772.4 feet to an iron pin; thence south 1 degree 20 minutes west, marked by a fence, 446.8 feet to a tree; continuing with said fence south 7 degrees 10 minutes west 187.9 feet to an iron pin; thence south 8 degrees 45 minutes west, marked by a fence, 297 feet to an iron pin; thence continuing with said fence south 10 degrees west 460.7 feet to an iron pin in the north margin of Highway 12; thence along the north margin of said Highway north 74 degrees west 665.6 feet to the point of beginning, and containing 20.65 acres, more or less.

Exclusion 5:

Beginning at a new iron pin in the north margin of East Old Ashland City Road, said iron pin being 844.5 feet east of Denny Road; thence leaving margin of said road along the east line of the Marth Martin Pile Property (ORV 408, Page 1818) North 52 Degrees 16 Minutes 18 Seconds East 108.13 feet to a point in a 30" Sycamore Tree in the southwest line of the Syd Hedrick Property (ORV 1743, Page 2974); thence along said property South 57 Degrees 10 Minutes 38 Seconds East 140.71 feet to a new iron pin in the north margin of East Old Ashland City Road; thence along margin of said road North 87 Degrees 09 Minutes 41 Seconds West 204.02 feet to the point of beginning and containing an area of 0.16 acres as surveyed by James V. Weakley, RLS 1596 of Weakley Brothers Engineering on February 21, 2018. Job No. 18-055.

Exclusion 6:

Beginning at a new iron pin in the south margin of East Old Ashland City Road, said iron pin being 1,507 feet west of Cedar

Schedule C
ALTA Commitment for Title Insurance 8-1-16

(100014077.PFD/100014077/10)

Preliminary Title Commitment

Schedule C

(Continued)

Valley Drive; thence leaving margin of said road along the west line of the Montgomery County, Tennessee Property (ORV 1462, Page 2524) South 15 Degrees 41 Minutes 22 Seconds West 85.10 feet to a new iron pin in the north line of the Batson Development Company, Inc. Property (ORV 165, Page 377); thence along said property North 57 Degrees 10 Minutes 38 Seconds West 269.92 feet to a new iron pin in the south margin of East Old Ashland City Road; thence along margin of said road with a curve turning to the right with an arc length of 259.78 feet, with a radius of 640.94 feet and with a chord of South 75 Degrees 33 Minutes 01 Seconds East 258.00 feet to the point of beginning and containing an area of 0.30 acres as surveyed by James V. Weakley, RLS 1596 of Weakley Brothers Engineering on February 21, 2018. Job No. 18-055.

Tract 2:

Lots 13, 14, 69, 70, 71, 80, 81, 102, 103, 104, 109, and 113 on plan of Glenstone Subdivision, Unit 1, as shown on plat of record in Plat Book 11, page 27, Plat 27, in the Register's Office for Montgomery County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 3:

Two certain tracts of land referenced as MULT. FAMILY on Plat of Glenstone Subdivision, Section 2A, as shown on plat of record in Plat Book 12, page 230, Plat 230, in the Register's Office for Montgomery County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Begin a portion of real property conveyed by deed of record in ORBV 165, Page 377, in the Register's Office for Montgomery County, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED from the above described tracts is that portion of the above described real estate conveyed to Cherry Development Company in Official Record Book Volume 1827, page 101, in the Register's Office for Montgomery County, Tennessee, described as follows:

Beginning at a new iron pin in the west margin of East Old Ashland City Road, said iron pin being 634 feet north of Cedar Valley Drive, said iron pin also being the northeast corner of the Gene P. Elin Property (Volume 1545, Page 955); thence leaving margin of said road along the north line of the Elin Property South 43 Degrees 52 Minutes 54 Seconds West 203.39 feet to an existing iron pin; thence along the north line of the Betty J. McKinney, ET VIR Property (Volume 1418, Page 2726) South 43 Degrees 49 Minutes 07 Seconds West 126.75 feet to an existing iron pin; thence along the Cedar Valley Subdivision (Plat Book F, Page 634) South 44 Degrees 02 Minutes 03 Seconds West 447.25 feet to an existing iron pin; thence North 70 Degrees 35 Minutes 22 Seconds West 381.71 feet to an existing iron pin; thence along a new division as follows: North 00 Degrees 50 Minutes 39 Seconds West 70.00 feet to a new iron pin; thence North 13 Degrees 59 Minutes 53 Seconds West 76.08 feet to an existing iron pin in the south margin of Glenstone Springs Drive; thence along margin of said road South 84 Degrees 36 Minutes 23 Seconds East 86.18 feet to a new iron pin; thence North 05 Degrees 29 Minutes 21 Seconds East 50.00 feet to a new iron pin; thence North 84 Degrees 27 Minutes 55 Seconds West 155.04 feet to a new iron pin; thence with a curve turning to the right, with an arc length of 46.80 feet, with a radius of 228.54 feet, with a chord of North 78 Degrees 40 Minutes 01 Seconds West 46.72 feet to a new iron pin; thence leaving margin of said road along a new division line North 11 Degrees 20 Minutes 02 Seconds West 468.27 feet to a new iron pin; thence along the David McIntire Property (Volume 545, Page 1965) North 58 Degrees 29 Minutes 50 Seconds East 70.43 feet to an existing iron pin; thence North 04 Degrees 26 Minutes 05 Seconds East 335.17 feet to an existing iron pin; thence along the John M. Doll Property (Volume 1736, Page 75) North 03 Degrees 14 Minutes 18 Seconds East 61.55 feet to an existing iron pin; thence North 52 Degrees 43 Minutes 45 Seconds East 341.70 feet to a new iron pin in the south margin of East Old Ashland City Road; thence along margin of said road South 87 Degrees 09 Minutes 41 Seconds East 349.20 feet to a new iron pin; thence with a curve turning to the right, with an arc length of 259.78 feet, with a radius of 640.94 feet, with a chord of South 75 Degrees 33 Minutes 01 Seconds East 258.00 feet to a new iron pin; thence leaving margin of said road along the Montgomery County, Tennessee Property (Volume 1462, Page 2524) South 15 Degrees 41 Minutes 22 Seconds West 85.10 feet to a new iron pin; thence South 57 Degrees 10 Minutes 38 Seconds East 172.30 feet to a new iron pin in the west margin of East Old Ashland City Road; thence along margin of said road with a curve turning to the right, with an arc length of 47.61 feet, with a radius of 185.00 feet, with a chord of South 05 Degrees 25 Minutes 32 Seconds West 47.48 feet to a new iron pin; thence South 12 Degrees 47 Minutes 55 Seconds West 227.46 feet to a new iron pin; thence with a curve turning to the left, with an arc length of 287.14 feet, with a radius of 365.00 feet, with a chord of

Schedule C
 ALTA Commitment for Title Insurance 8-1-16

(100014077.PFD/100014077/10)



Preliminary Title Commitment



Schedule C (Continued)

South 09 Degrees 44 Minutes 18 Seconds East 279.79 feet to a new iron pin; thence South 32 Degrees 16 Minutes 31 Seconds East 86.97 feet to the point of beginning and containing an area of 26.77 acres as surveyed by James V. Weakley, RLS 1596 of Weakley Brothers Engineering on February 21, 2018. Job No. 18-055

Schedule C
ALTA Commitment for Title Insurance 8-1-16

(100014077.PFD/100014077/10)



Sample Agreement of Purchase and Sale



THIS AGREEMENT is dated for reference on September 3, 2019

BETWEEN:

Batson Development Company, Inc.
PO Box 475
Clarksville, Tennessee 37041-0475
(the "Seller")

AND

,
(the "Purchaser").

1. **AGREEMENT TO PURCHASE:** The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:
 1. **HIGH BID PRICE:** \$0.00
 2. **10% BUYER'S PREMIUM:** \$0.00
 3. **PURCHASE PRICE:** \$0.00
 4. The Purchase Price shall be paid as follows:
 1. **Deposit:** Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Batson Nolan, PLC, 121 S 3rd St, Clarksville, TN 37040, USA, work:(931) 436-9758,work_fax:(931) 614-7615, other:mellis@batsonnolan.com, Matthew J. Ellis, Contact, (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$0.00. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
 2. **Balance of Purchase Price:** The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.
 3. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.
2. **CLOSING:** The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local



time, on October 26, 2019. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a general warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.

3. POSSESSION: The Purchaser will receive possession at closing, subject to the rights of parties in possession and existing leases, if any.
4. CLOSING COSTS:
 1. The Seller shall pay the following closing costs:
 1. Costs to search the title and prepare the title commitment;
 2. Costs to prepare the deed;
 3. 50% of the closing agent's cost to close the sale; and
 4. Any legal counsel retained by Owner in connection with the conveyance of the Property.
 2. The Purchaser shall pay the following costs:
 1. The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;
 2. Any special endorsements to the title policy;
 3. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;
 4. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
 5. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;
 6. 50% of the closing agent's cost to close the sale; and
 7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.
5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year. Any and all greenbelt rollback taxes will be the responsibility of the Purchaser.
6. SURVEY: The Seller will obtain and provide a new boundary survey if there is no existing legal description for the Property and/or the conveyance of the Property will involve the creation of new tract boundaries. Any need for a new survey shall be determined solely by the Seller. If a survey is provided, the type of survey performed shall be at Seller's option and

Sample Agreement of Purchase and Sale



sufficient for the issuance of an owner's title insurance policy.

7. TITLE: Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:
 1. all standard exclusions and printed exceptions set forth in the Title Commitment,
 2. liens for taxes not yet due and payable,
 3. easements for public utilities affecting the Property
 4. all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property,
 5. rights and claims of parties in possession and
 6. all permitted title exceptions referenced in the Title Commitment.
 7. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.

8. CONDITION OF THE PROPERTY: The purchaser shall accept the Property in an “as-is” condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser’s responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.



Sample Agreement of Purchase and Sale



9. BREACH OF CONTRACT BY SELLER: If the Seller defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific performance of this Agreement.
10. BREACH OF CONTRACT BY PURCHASER: If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.
11. AUCTIONEER'S AGENCY DISCLOSURE: The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.
12. OTHER:
 1. Time: Time is of the essence hereof.
 2. Counterparts: This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written.
 3. Electronic Execution: This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
 3. Notices: All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
 4. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
 5. Choice of Law: This Agreement shall be interpreted according to the laws of the state in which the Property is located.
 6. Enforcement Costs: In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.



Sample Agreement of Purchase and Sale



7. Entire Agreement: This Agreement constitutes the entire agreement between the Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.
8. Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.
 1. The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:
 1. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and
 2. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

See following pages for electronic signatures.

Exhibit A: Description of Property

Auction Tract: 13
0.5 +/- Acres



Sewer Information



Fwd: Glenstone Lots

Wilson

2:56 PM

----- Forwarded message -----

From: **Thomas Murff** <thomas.murff@cityofclarksville.com>
Date: Thu, Sep 12, 2019 at 12:22 PM
Subject: Glenstone Lots
To: <wilson@mclmoreauktion.com>

See my notes below on the sewer availability to the lots referenced in your email. Please let me know if you have any questions on any of these lots.

512 - sewer main extension would be required to develop more than one lot here.
113 - sewer is available in the back provided elevations work out.
13, 14, 109, 81, 80, 102, 103, 104, 72, 70, 69, - sewer is not available
510, 511 - sewer is available provided elevations work out.

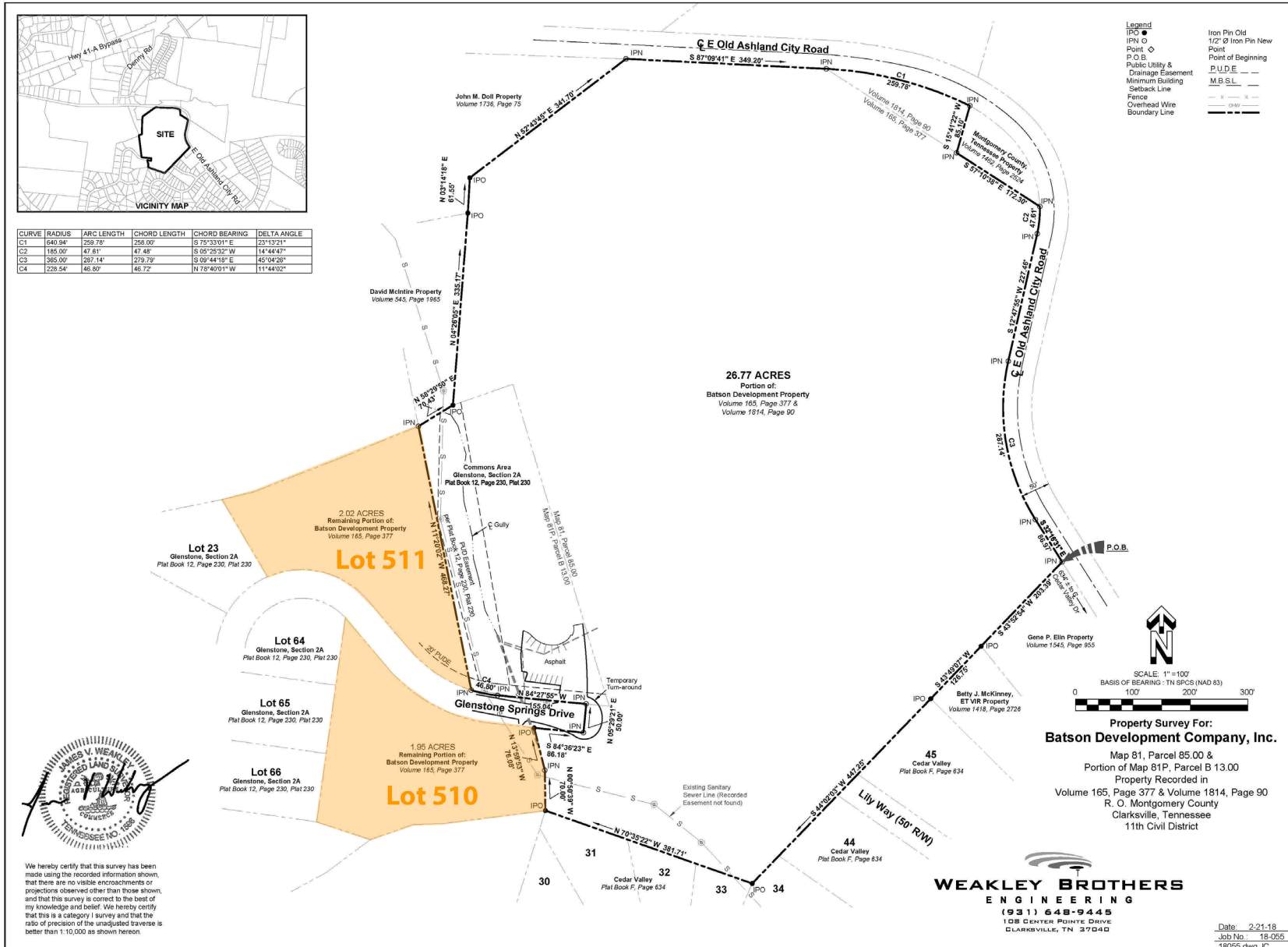
Thanks

Thomas Murff
GIS Analyst
Clarksville Gas & Water Dept.
2215 Madison St.
Clarksville, TN 37043
931-320-4597

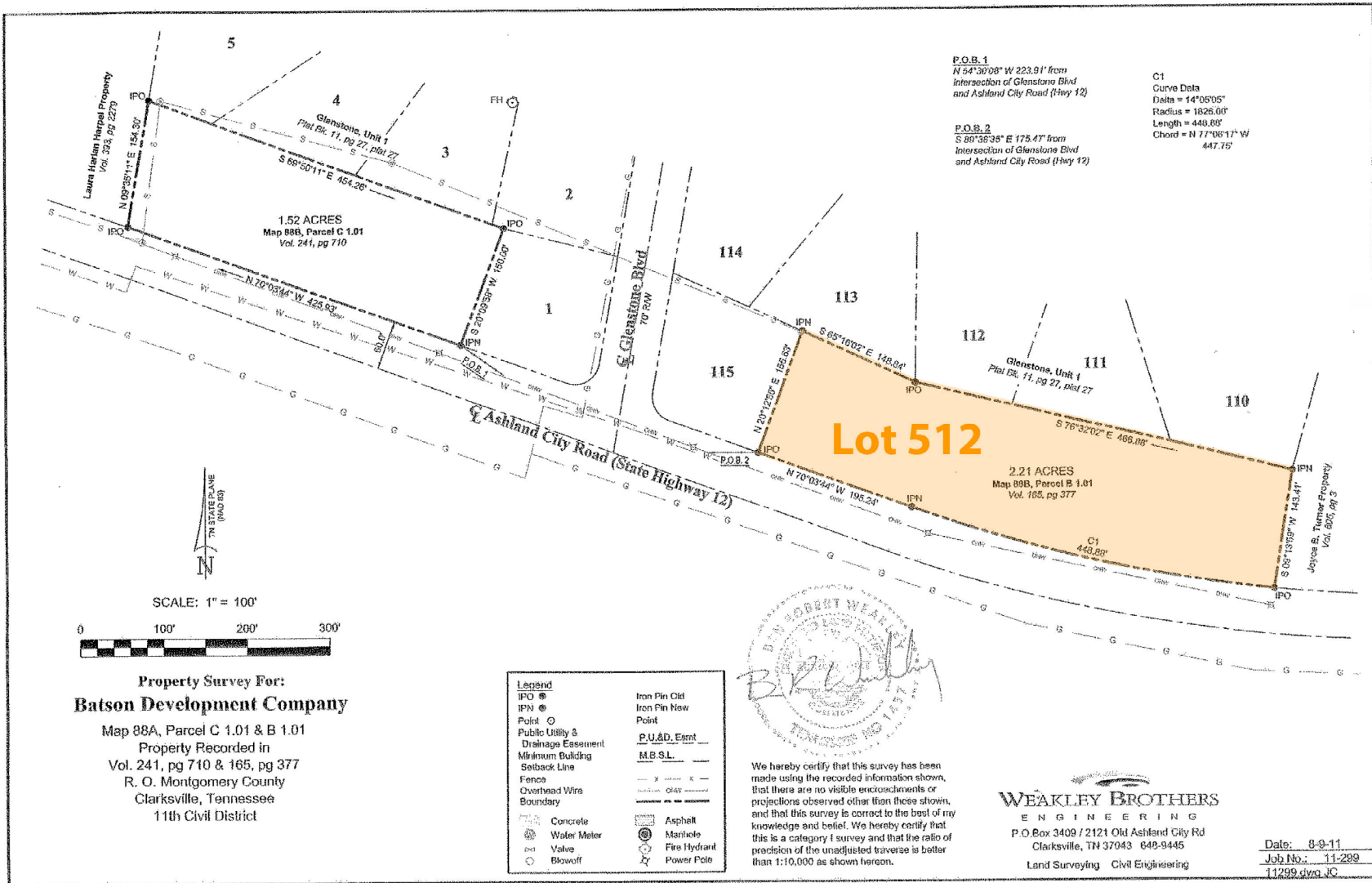
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...



Survey of Lots 510 and 511



Survey of Lots 512



Tax Information

Lot 13



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

LOCATION

Property Address	2477 Shadowwood Rd Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P B 002.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$3,500	Assessed Land		Montgomery County	3.07

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Information Deemed Reliable But Not Guaranteed.

Tax Information



Property Report for 2477 SHADOWOOD RD. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$3,500	Total Assessment	\$875
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$10.85	\$26.86	\$37.71

MORTGAGE HISTORY
No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING
No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES
No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/13	Lot Square Feet	23,522
Latitude/Longitude	36.495871°/-87.281362°	Acreage	0.54

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/13	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 13		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0356D	03/18/2008
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008

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Tax Information

Lot 14



CRS Data

Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	2479 Shadowwood Rd Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P B 003.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$3,500	Assessed Land		Montgomery County	3.07

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 Information Deemed Reliable But Not Guaranteed.



Tax Information



Property Report for 2479 SHADOWOOD RD, cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$3,500	Total Assessment	\$875
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$10.85	\$26.86	\$37.71

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
09/04/2003	\$49,000	Kellett Erin W Etux	Farmers And Merchants Bank	922/1754	R

ASSIGNMENTS & RELEASES

Mortgage Date	New Lender	Original Lender	Borrower	Book/Page or Document#	Recorded Date	Document Type
09/04/2003		Farmers & Merchants Bank	Kellett Erin W Kellett Vonda S	1088/2463 691686	3/8/2006	Release

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions
Block/Lot	1/14	Lot Square Feet 25,265
Latitude/Longitude	36.495690°/-87.281020°	Acreage 0.58

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/14	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 14		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0356D	03/18/2008

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Tax Information

Lot 69



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	2503 Forest Glen Cir Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P A 009.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$35,000	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 2503 FOREST GLEN CIR. cont.

Appraised Improvements	\$1,200	Assessed Improvements	
Total Tax Appraisal	\$36,200	Total Assessment	\$9,050
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$112.22	\$277.84	\$390.06

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Building	13X21	1986	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/69	Lot Square Feet	20,909
Latitude/Longitude	36.495747°/-87.278505°	Acreage	0.48

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/69	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 69		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 70



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	2505 Forest Glen Cir Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P A 008.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$35,000	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 2505 FOREST GLEN CIR. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$35,000	Total Assessment	\$8,750
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$108.50	\$268.63	\$377.13

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/70	Lot Square Feet	29,621
Latitude/Longitude	36.495999°/-87.278152°	Acreage	0.68

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/70	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 70		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 71



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	2507 Forest Glen Cir Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P A 007.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$35,000	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 2507 FOREST GLEN CIR. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$35,000	Total Assessment	\$8,750
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$108.50	\$268.63	\$377.13

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/71	Lot Square Feet	51,836
Latitude/Longitude	36.495940°/-87.277660°	Acreage	1.19

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/71	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 71		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 72



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	2506 Forest Glen Cir Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P A 006.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$24,500	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 2506 FOREST GLEN CIR. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$24,500	Total Assessment	\$6,125
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$75.95	\$188.04	\$263.99

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/72	Lot Square Feet	36,590
Latitude/Longitude	36.495196°/-87.277981°	Acreage	0.84

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/72	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 72		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 80



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	2509 Overlook Cir Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 036.00
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$31,500	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 2509 OVERLOOK CIR. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$31,500	Total Assessment	\$7,875
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$97.65	\$241.76	\$339.41

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/80	Lot Square Feet	20,038
Latitude/Longitude	36.494293°/-87.278978°	Acreage	0.46

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/80	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 80		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 81



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	2510 Overlook Cir Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 035.00
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$24,500	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 2510 OVERLOOK CIR. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$24,500	Total Assessment	\$6,125
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$75.95	\$188.04	\$263.99

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/81	Lot Square Feet	30,056
Latitude/Longitude	36.493826°/-87.279033°	Acreage	0.69

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/81	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 81		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 102



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	634 E Glenridge Ln Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 014.00
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$21,000	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 634 E GLENRIDGE LN. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$21,000	Total Assessment	\$5,250
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$65.10	\$161.18	\$226.28

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/102	Lot Square Feet	29,621
Latitude/Longitude	36.494536°/-87.278408°	Acreage	0.68

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/102	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 102		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 103



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

LOCATION

Property Address	636 E Glenridge Ln Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 013.00
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$19,300	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 636 E GLENRIDGE LN. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$19,300	Total Assessment	\$4,825
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$59.83	\$148.13	\$207.96

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/103	Lot Square Feet	33,105
Latitude/Longitude	36.494658°/-87.277890°	Acreage	0.76

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/103	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 103		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 104



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	641 E Glenridge Ln Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 012.00
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$19,300	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 641 E GLENRIDGE LN. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$19,300	Total Assessment	\$4,825
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$59.83	\$148.13	\$207.96

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/104	Lot Square Feet	23,087
Latitude/Longitude	36.494331°/-87.277556°	Acreage	0.53

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/104	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 104		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information



Wednesday, August 14, 2019

LOCATION

Property Address	631 E Glenridge Ln Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 007.00
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017



CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$24,500	Assessed Land		Montgomery County	3.07
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$24,500	Total Assessment	\$6,125		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$75.95	\$188.04	\$263.99

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

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Tax Information

Lot 109



Property Report for 631 E GLENRIDGE LN. cont.

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/109	Lot Square Feet	24,829
Latitude/Longitude	36.492737°/-87.277884°	Acreage	0.57

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/109	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 109		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 113



Wednesday, August 14, 2019

LOCATION

Property Address	623 E Glenridge Ln Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 003.00
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017



CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/25/1977		Batson Dev Co Inc			40	V241/710

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$35,000	Assessed Land		Montgomery County	3.07
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$35,000	Total Assessment	\$8,750		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$108.50	\$268.63	\$377.13

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

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Tax Information



Property Report for 623 E GLENRIDGE LN. cont.

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	1/113	Lot Square Feet	27,443
Latitude/Longitude	36.492678°/-87.279609°	Acreage	0.63

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	1/113	District/Ward	11
Description	Subdivision: Glenstone Block: 1 Lot: 113		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 510



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	510 Glenstone Springs Dr Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P A 015.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/24/1974		Batson Dev Co Inc			12	V165/377

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$28,700	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 510 GLENSTONE SPRINGS DR. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$28,700	Total Assessment	\$7,175
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$88.97	\$220.27	\$309.24

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	2A/	Lot Square Feet	87,120
Latitude/Longitude	36.496653°/-87.277982°	Acreage	2

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	R-4: Multi Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	2A/	District/Ward	11
Description	Subdivision: Glenstone Block: 2A		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 511



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	511 Glenstone Springs Dr Clarksville, TN 37043
Subdivision	Glenstone
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	081P B 013.00
Special Int	000
Alternate Parcel ID	
Land Map	081P
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/24/1974		Batson Dev Co Inc			12	V165/377

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$58,900	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for 511 GLENSTONE SPRINGS DR. cont.

Appraised Improvements	\$6,700	Assessed Improvements	
Total Tax Appraisal	\$65,600	Total Assessment	\$16,400
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$203.36	\$503.48	\$706.84

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Slab	10265	1988	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	2A/	Lot Square Feet	191,663
Latitude/Longitude	36.497686°/-87.278291°	Acreage	4.4

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code	R-4: Multi Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Glenstone	Plat Book/Page	
Block/Lot	2A/	District/Ward	11
Description	Subdivision: Glenstone Block: 2A		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Tax Information

Lot 512



Wednesday, August 14, 2019



PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	
CURRENT OWNER	
Name	Batson Dev Co Inc
Mailing Address	Po Box 475 Clarksville, TN 37041-0475

LOCATION

Property Address	Ashland City Rd TN
Subdivision	
County	Montgomery County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	088A B 001.01
Special Int	000
Alternate Parcel ID	
Land Map	088A
District/Ward	11
2010 Census Trct/Blk	1018.02/2
Assessor Roll Year	2017

SALES HISTORY THROUGH 07/29/2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/24/1974		Batson Dev Co Inc			12	V165/377

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2018	Assessment Year	2018	City Of Clarksville	1.24
Appraised Land	\$72,600	Assessed Land		Montgomery County	3.07

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Tax Information



Property Report for ASHLAND CITY RD. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$72,600	Total Assessment	\$18,150
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2018	\$225.06	\$557.21	\$782.27

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	95,832
Latitude/Longitude	36.492057°/-87.278895°	Acreage	2.2

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public	Road Type	Curb/Gut Pav
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	
Sewer Source	Individual	Special School District 1	
Zoning Code	R-1: Single Family Residential District	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	11
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47125C0357D	03/18/2008



Video

