

AUCTION FRIDAY, NOVEMBER 15, 12 NOON

Property Information

4021 OLD NASHVILLE HWY
MURFREESBORO, TN

AUCTION FRIDAY, NOVEMBER 15
12:00 NOON

Over 9,600 sq. ft. Commercial Building on
3.35 Acres • Office Space • Warehouse



AUCTIONEER: MIMI GENET
615-218-9768
Lic #5427



Property Information

Address: 4021 Old Nashville Highway, Murfreesboro, TN 37129

Location Description:

North side of Murfreesboro
4 miles to I-840
4.1 miles to I-24
33 miles to Nashville

Lot size: 3.35 acres with 467.67 ft of road frontage -
depth of lot is 665.57ft

Topography: generally level

Traffic count: 9,286 vehicles per day on Old Nashville Highway east of subject property. 14,593 vehicles per day on Old Nashville Highway west of subject property.

Zoning: Commercial Services District: The description of the CS District by the Zoning Ordinance of Rutherford County is as follows:

This class of district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; eating and drinking places; financial institutions; and offices. However, it is not intended that this district permit uses which generate large volumes of truck traffic, and certain activities that have lower performance characteristics are prohibited. Less budding build is permitted and more open space and buffering are required.

The property is improved with over 9,600 square foot office/warehouse. The building has approximately 2,374 square feet of office space that consists of 5 offices, a conference room, a break room, and three bathrooms. The warehouse is approximately 7,224 square feet of heated space.

Office specs:

- 2,000 square feet of expandable office space available
- 2 data ports to each office & 2 wireless access points
- 5 offices, conference room, 3 bathrooms, break room and lobby



Warehouse specs:

- 5 - 14x14 automatic bay doors
- 3 - 220 plugs
- 4 oversized fans
- Oversized mechanics bay with lift
- Separate sink/kitchenette
- High volume Air Compressor with hard air lines throughout

Construction: Steel beam

Exterior Wall: Brick veneer, metal panel

Foundation: Slab

Floor type: Slab

Floor cover: Polished concrete in office area

Inspection report: Completed in 2024, the report can be found on the website (QR code on front)

Roof type: Metal screw down

Gutter type: Metal

Door type: Retail glass metal clad, 5 oversized drive in overhead doors

Window type: Metal clad

Interior Walls: Drywall, shiplap & glass in office

Ceiling heights: 9.3 ft. in office, 24.2 ft in middle of warehouse

Parking: Over 30,000 ft of concrete Parking 8ft thick w/rebar— 11 marked parking spaces - Over 24,000 ft of gravel lay down parking

Cooling/Heating type: Ruud Brand 3.5 ton split unit, Rheem Electric heat pack. Overhead gas heaters in warehouse

Sprinklers/Irrigation: yes

Security System: The property is completely fenced with an electric access gate & 15 cameras

Real Estate Taxes: Current (2024) - County Taxes \$7,675.91/year



Terms and Conditions:

The property is selling as is where is without warranties expressed or implied.

The property is selling with owner confirmation.

Earnest money: 10% down of the total contract price as earnest money is required day of sale. Earnest money checks are made payable to Parks Auction Company and will be deposited into their escrow account until closing.

Title: Seller agrees to provide a clear and marketable title, free of any liens and encumbrances. In the event that the seller cannot provide a clear title, the buyers earnest money will be refunded.

Closing & Closing Agent: The closing shall be on or before December 15, 2024. The closing agent will be Lynn Vaught with Lawyers, Land and Title Company located at 500 N. Walnut Street, Murfreesboro, TN. 371730. Contact information is Lynn Vaught 615-962-8971 or lvaught@lltitle.com. The buyer will pay their share of closing costs to include any title insurance that the buyers is required to pay. The taxes for the current year will be prorated and collected at closing.

Possession: Possession will be given at time of closing.

Purchase contract and forms: The purchase contract and additional forms that the buyer will be required to sign are included in this packet (pg 17).

Superior Property Solutions

4021 Old Nashville Hwy.

Rutherford County, Tennessee Site Plan & Construction Drawings

Electrical Service: Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the site. The site owner shall provide a meter and service to the site. All electrical work shall be in accordance with the National Electrical Code (NEC) and all applicable local codes. The site owner shall provide all necessary permits and approvals for the electrical service. The site owner shall provide all necessary information to MTEMC for the installation of the electrical service. The site owner shall provide all necessary information to MTEMC for the installation of the electrical service. The site owner shall provide all necessary information to MTEMC for the installation of the electrical service.

Certificate Of Water: The site owner is hereby notified that the site plan and construction drawings for the proposed water service have been reviewed and approved by the Rutherford County Health Department. The site owner shall provide all necessary information to the Health Department for the installation of the water service. The site owner shall provide all necessary information to the Health Department for the installation of the water service. The site owner shall provide all necessary information to the Health Department for the installation of the water service.

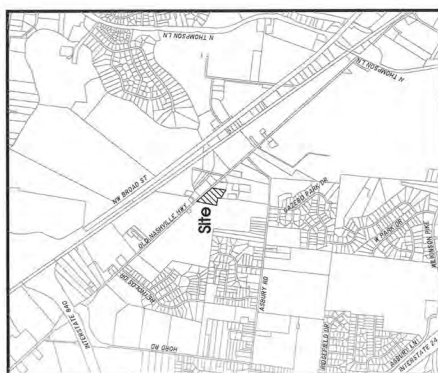
Certification of General approval for installation of Subsurface Sewage Disposal Systems with restrictions: The site owner is hereby notified that the site plan and construction drawings for the proposed subsurface sewage disposal system have been reviewed and approved by the Rutherford County Health Department. The site owner shall provide all necessary information to the Health Department for the installation of the subsurface sewage disposal system. The site owner shall provide all necessary information to the Health Department for the installation of the subsurface sewage disposal system. The site owner shall provide all necessary information to the Health Department for the installation of the subsurface sewage disposal system.

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	General Notes
3	Existing Conditions / Initial EPSC
4	Site & Utility Plan
5	Grading, Drainage & Final EPSC Plan
6-7	Details
L1.0	Landscape Plan
L2.0	Landscape Details & Notes
A1.10	Overall First Floor Plan
A4.10	Exterior Elevations

SEC, Inc.
ENGINEERING - SURVEYING - LAND PLANNING
850 MIDDLE TENNESSEE ROLLWAY, MURFREESBORO, TENNESSEE 37139
PHONE: (615) 880-7901 EMAIL: MTaylor@SEC-CIVIL.COM FAX: (615) 885-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC. 2020

By: *Matthew A. Taylor* Date: July 28, 2020
Matthew A. Taylor, P.E. TN. Reg. #112515



Site Location Map
Not To Scale



Watershed: West Fork Stones River
Disturbed Area: 2.64± AC.
Impervious Area: 0.92± AC.

Owner/Developer:
Superior Constructors, LLC
c/o Chance Lewis
1506 W. College St.
Murfreesboro, TN 37129

Deed Reference:
Tax Map 70 Parcel 47.00
R.Bk. 1742 Pg 1492
Lots 8-10 D.Bk. 98 Pg 535

Yard Requirements:
Front: 40'
Side: 15'
Rear: 20'
Max FAR = 0.5 Provided = 0.05
Max Lot Coverage = 60% Provided = 16%
Max Bldg. Ht = 35' Provided = 25'

Intended Use: Office Space

Land Use Data:
Zoned: CS (Commercial Services)
1-Story Building
Building Ht: 25'-0"
Total Floor Area: 8,958 Sq.Ft.
1 Lot on: 6.56± Acres

Approved for
Road, Grading, & Storm
Construction
Mike Thompson, P.E.
County Engineer, R.C.

Parking Requirement:
1000 Sq.Ft. x 1,664 Sq.Ft. = 1,664 x 3 Employees = 5 Spaces Required
Provided: 10 Regular + 1 H.C. = 11 Total Spaces Provided
Flood Map No.: site lies within the 100 Year Floodplain, per Community Panel 47-149C0140H dated January 5, 2007.

- Notes:**
- As-built surveys and certifications will be required for detention ponds, public storm infrastructure, and curfyll on lots, prior to the release of lots for home construction.
 - Demolition permits will be required from Rutherford County Building Codes Department for all buildings/structures to be removed.

Site Clearing & Demolition Notes:

- Before starting demolition operations, refer to sheet 3 Existing Conditions & Initial EPC.
- Demolition includes the following within the property line:
 - Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable).
 - Provide temporary barricades and other forms of protection as required to protect owner's personal property and general public from injury due to demolition work.
 - Demolition and removal of site improvements.
 - Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable).
- Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.
- Remove and legally dispose of items except those indicated to be reinstated, salvaged, or to remain.
- Existing foundations and utilities may be encountered across the site. If encountered, these items will require removal. Resulting excavations should be backfilled with properly compacted select fill.
- Removal includes digging out stumps and roots. Remove all stumps, roots over 4-inches in diameter and matted roots within the limits of grubbing to depths as follows:
 - Foalings: 18 inches
 - Walks: 12 inches
 - Roads: 18 inches
 - Parking Areas: 12 inches
 - Lawn Areas: 18 inches
 - Fills: 12 inches
- Remove, reinstall, and relocate items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstal items in locations indicated.
- Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
 - Protect improvements on adjoining properties and on the Owner's property.
 - Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.
- Contractor shall schedule demolition activities with the construction project manager.
- Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.
- Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.
- Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available on-site.
- Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
 - Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
 - Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
 - Erect temporary protection, barricades as per local governing authorities.
 - Protect existing site improvements and appurtenances to remain.
- Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skidding of roots, stripping and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
 - Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
 - Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.
- Explosives: use of explosives will not be permitted.
- Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.
- Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.
- Remove existing above-grade and below-grade improvements necessary to permit construction and other work as indicated.
- General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- Do NOT Burn or bury materials on site.
- Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.
- In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.

Waterline Notes:

- Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
- See CUD water plans for specific details and layout.
- All 'live or wet' water main line taps are to be made by CUDRC.
- CUD water line technical specifications may be found at www.cudrc.com.
- Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal IDEC "notice to proceed" from CUD before any water line construction commences.
- During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
- Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
- Contractor required to stake all water meter locations prior to taps being installed.
- Contact CUD Engineering Department for additional information 615-867-7330.



Grading And Drainage Notes:

- The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in-place prior to the placement of base course material.
- The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.
- Clearing and grubbing limits shall include all areas disturbed by grading operation.
- Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer, and water applied until a healthy stand of grass is obtained. The restoration shall closely follow construction.
- The soil materials on lots shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.
- A portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 471490C140H dated January 5, 2007.
- Handicap parking spaces and accessible routes shall be constructed and sloped in accordance with all applicable provisions of the A.D.A.
- In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.
- Where cleanouts, castings, valve boxes, meter boxes, fire hydrants, etc. are encountered and are to remain in use, in areas where elevations are to change or be paved, those features are to be adjusted to match proposed finished grades.

Erosion Control Notes:

- The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.
- The contractor is responsible for removing silt from site if not reusable on-site and assuring plan alignment and grade in all ditches at completion of construction.
- The contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc., prior to completion of this project.
- Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.
- Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodable soils has been accomplished.

Site Notes:

- See architectural drawings for building dimensions.
- Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.
- Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the engineer prior to bid submission. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
- The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.
- The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.
- After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
- The contractor is responsible for the protection and replacement of all property pins on this site.
- These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The engineer shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.
- Existing conditions and topo shown herein are taken from a field-run survey by S.E.C., Inc.

General Utility Notes:

- Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.
- The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special assessment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.
- The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
- The contractor shall refer to engineer's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic water, and electrical service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.
- All underground utilities (water, sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.
- Location of site utilities shall be verified with proper utility company providing service.
- In Tennessee it is a requirement per "the underground utility damage prevention act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at 1-800-351-1111.

Subsurface Sewage Disposal Notes:

- A minimum of six (6) feet of undisturbed earth between adjacent trench walls shall be required.
- Invert of the overflow pipe in the first relief line shall be at least four (4) inches lower than the invert of septic tank outlet.
- Media for disposal fields shall consist of crushed rock, gravel or other suitable material as approved by the Department, and shall be size number 2, 3, 4 or 24 coarse aggregate, as defined by ASTM D-446-86. The material shall be free from dust, sand, clay or excessive fines. At least ninety (90) percent of the material must pass a two and one-half (2 1/2) inch screen and not more than five (5) percent may pass a one-half (1/2) inch screen.
- Media for the disposal fields shall extend from at least two (2) inches above the top of the perforated field line pipe to at least six (6) inches below the bottom of the perforated field line pipe to achieve a minimum of twelve (12) inches total, except for systems designed pursuant to T.C.A. § 68-221-403(i).
- The top of the disposal field media shall be below the invert of the septic tank outlet.
- Soil material excavated from trenches should be used in backfilling and should be left mounded over the trenches until initial settling has taken place.
- The bottom of the trenches and the distribution lines shall have a grade from level to no greater than four (4) inches.
- The pipe used in the disposal field trenches shall have a minimum diameter of four (4) inches, be perforated with one-half (1/2) inch holes and conform to or exceed the standards of the most current version of ASTM F-405.
- The maximum depth of a trench shall be forty-eight (48) inches. The minimum depth shall be twenty-four (24) inches, except for systems designed pursuant to T.C.A. § 68-221-403(k).

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2587
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.
COPYRIGHT S.E.C., INC., 2020

This site is shown as these construction drawings, engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

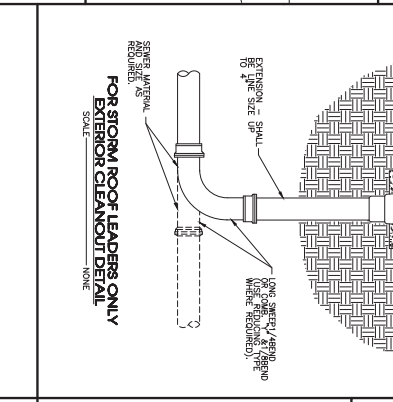
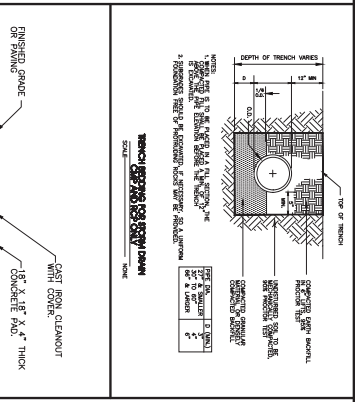
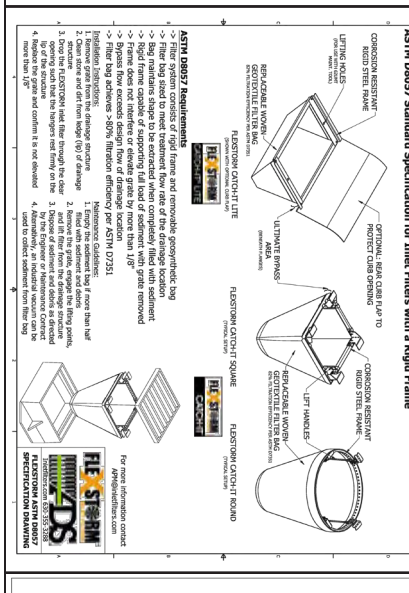
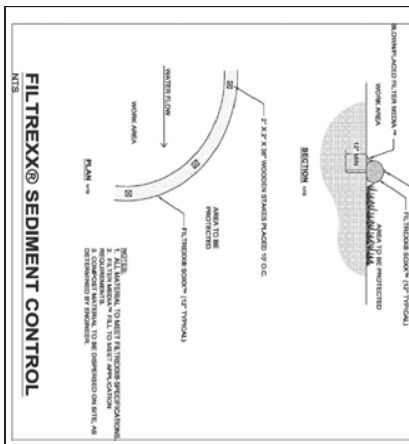
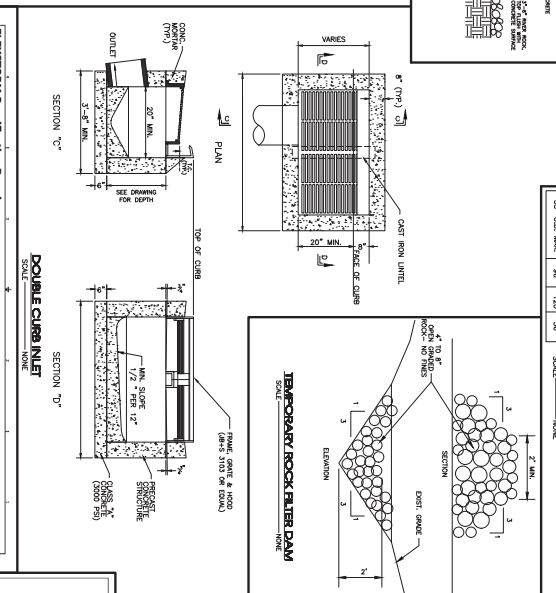
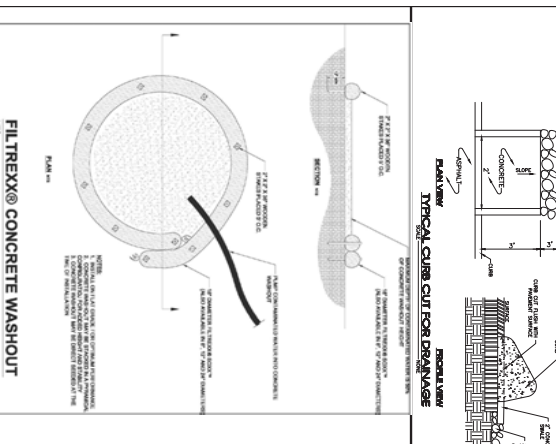
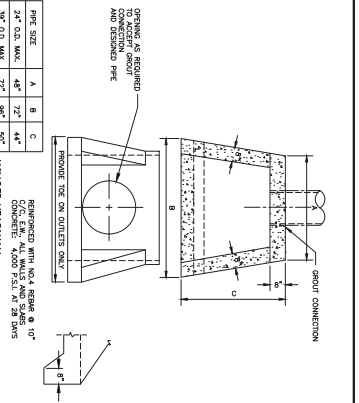
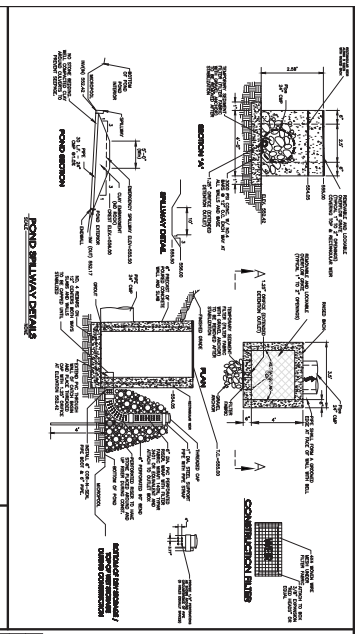


Superior Property Solutions
Rutherford County, Tennessee

REVISIONS: 3-10-2020: Staff Comments
7-22-2020: Permit Set
9-17-2020: CUD Comments

DRAWN: SLJ/CFB3
DATE: 2-25-2020
CHECKED:
MAT
FILE NAME:
18338project
SCALE:
None
JOB NO.
18338
SHEET:
2 of 7

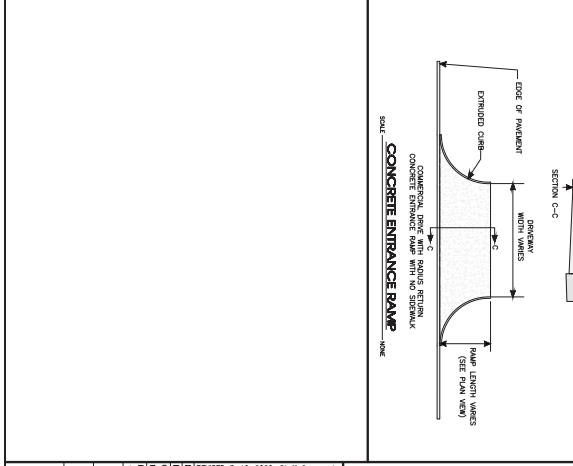
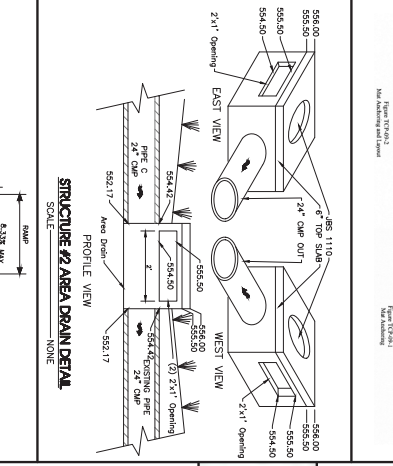
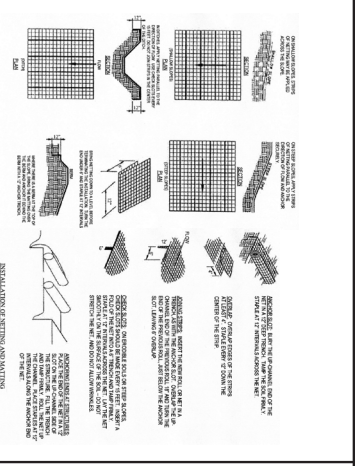
General Notes



NDS
WE PUT WATER IN ITS PLACE

NDS, INC.
1400 W. WASHINGTON AVE.
LENDING, CA 92047
TEL: (951) 408-7296 / 994
FAX: (951) 924-4488
www.nds.com

DESIGNED TO BE INSTALLED WITHIN A CONCRETE SLAB TO BE CAST INTO THE CONCRETE WITH CONCRETE REINFORCING BARS. THE DRAINAGE CHANNELS ARE CAST INTO THE CONCRETE WITH CONCRETE REINFORCING BARS. THE DRAINAGE CHANNELS ARE CAST INTO THE CONCRETE WITH CONCRETE REINFORCING BARS. THE DRAINAGE CHANNELS ARE CAST INTO THE CONCRETE WITH CONCRETE REINFORCING BARS.



REVISIONS	3-10-2020: Staff Comments
	7-22-2020: Permit Set
DATE	10/20/2019
BY	WAT
CHECKED	WAT
SCALE	None
SHEET	15338

Superior Property Solutions
Rutherford County, Tennessee



SEC Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

Copyright © SEC, Inc. 2020

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Superior Property Solutions

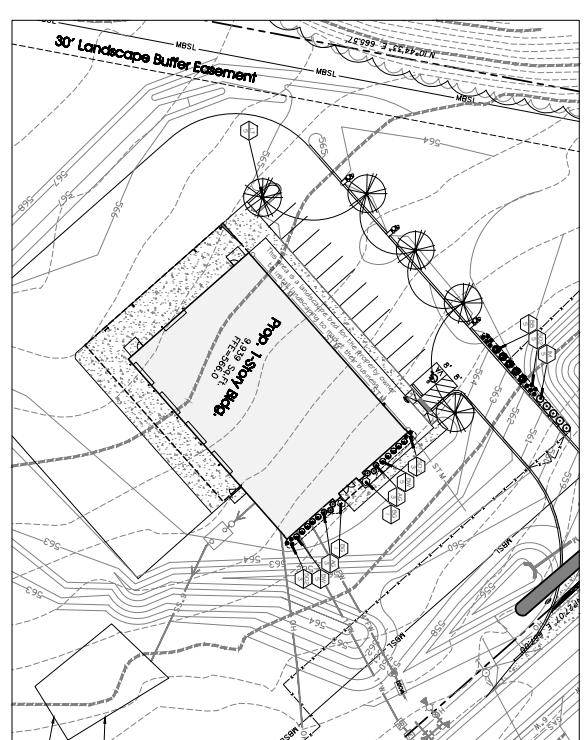
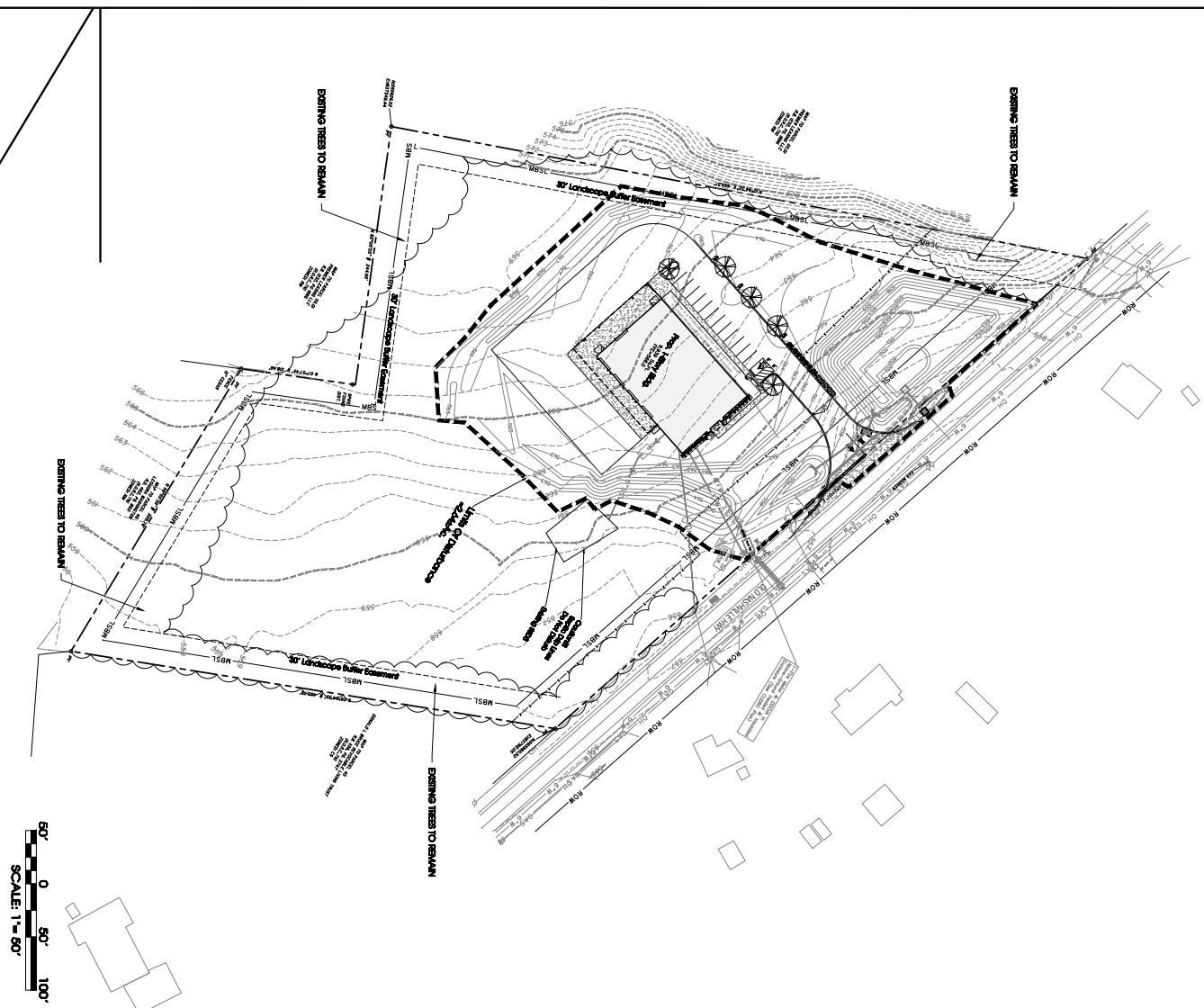
LANDSCAPE PLAN

SITE DATA
 SITE AREA: 6.66 ACRES
 SITE ADDRESS: 650 Middle Tennessee Boulevard

Landscape Requirements For Parking And Vehicular Use Areas:

Required	Proposed
5 Shade Tree	5 Shade Tree
0 Ornamental Tree	0 Ornamental Tree
19 Shrubs	20 Shrubs

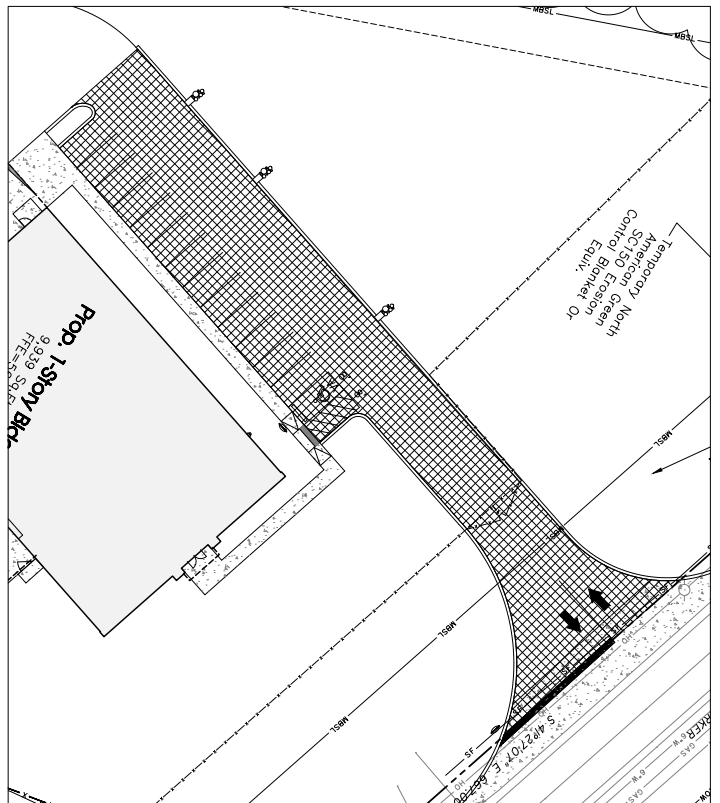
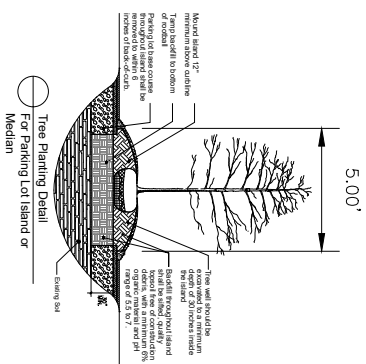
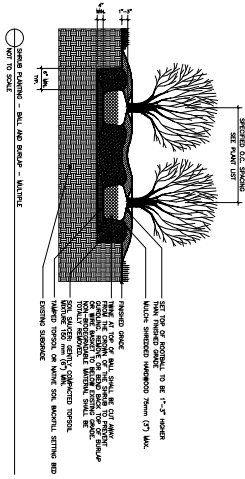
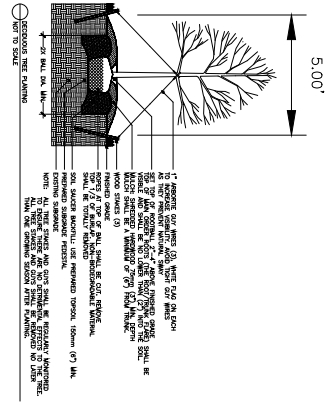
- PLAN NOTES:**
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT PROJECT SHALL BE REMOVED AND REPLACED WITH A NEW TREE OR SHRUB OF EQUAL OR GREATER SIZE AND SPECIES.
 2. ALL LANDSCAPE BEDS SHALL BE REPAIRED WITH TRIMMED BED EDGE AND HAVE A MINIMUM DEPTH OF 4 INCHES.
 3. ALL NEW PLANT MATERIAL, AND SOY AREAS SHALL BE IRRIGATED.
 4. ALL TREES TO BE A BACK-OF-CORNER OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL II FESQUE SEED OR SOO.
 5. ALL TREES TO BE A BACK-OF-CORNER OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL II FESQUE SEED OR SOO.
 6. REPAIRED LANDSCAPE ISLANDS IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRING ELEMENT(S) (TREES, SHRUBS, ETC.) RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIALS, INCLUDING TURF AND IRRIGATION MATERIALS, BOTH ON SITE, AND INSIDE THE ROW.
- PLANTING SCHEDULE NOTES:**
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 2. ARCHITECT OF RECORD.
 3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED BY THE RUTHERFORD COUNTY PLANNING DEPARTMENT 616-866-7750 PRIOR TO INSTALLATION.
 4. ALL IRRIGATION LAYOUT AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



REVISIONS:	03-10-2020: Staff Comments
DATE:	07-22-2020: Permit Set
DRAWN BY:	MS
CHECKED BY:	MS
FILE NAME:	650 Middle Tennessee Blvd
PROJECT:	Commercial LA
DATE:	07/22/20
SCALE:	As Shown
SHEET:	13/33

Superior Property Solutions
 Rutherford County, Tennessee

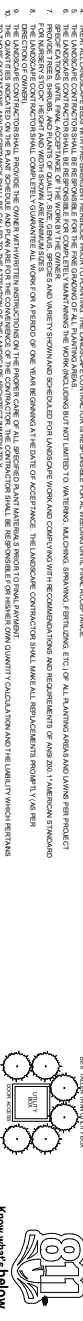
SPEC Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 650 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: info@specinc.com FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF S.E.C. INC.



PLANT SCHEDULE	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES	UT	5	BOTANICAL / COMMON NAME	1 1/2 B	3" CAL.	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED
DECIDUOUS SHRUBS	S02	6	SPIRÆA JAPONICA TRACER / DOUBLE PLAY BIG BANG JAPANESE SPIRÆA	CONT.	PLANT SIZE	HGT. MIN.	SPREAD MIN.	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS	AG	6	ABELIA X GRANDIFLORA / VALEDIOSCOPE / GLOSSY ABELIA	CONT.	PLANT SIZE	HGT. MIN.	SPREAD MIN.	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
	BB	5	BUXUS MICROPHYLLA JAPONICA / GREEN BEAUTY / GREEN BEAUTY BOWWOOD	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED
	BC	2	BUXUS X GREEN MOUNTAIN / BOWWOOD	CONT.		30"	24"	4' O.C.	FULL TO GROUND, DENSE, GOOD PYRAMIDAL SHAPE
	BW	10	BUXUS MICROPHYLLA WINTERGREEN / WINTERGREEN BOWWOOD	CONT.		18"	18"	4' O.C.	DENSE, FULL, MATCHED
	MI	5	LEX MIBERIDEAE CHINA GIRL TM / CHINA GIRL HOLLY	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED

NOTES: TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 MATCHED - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 MATCHED BY BRANCH HEIGHT, CANOPY HEIGHT, CAPER, HEIGHT OF THE SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.

LANDSCAPE NOTES:
 1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 2. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 4. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 5. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 6. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 7. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 8. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 9. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 10. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 11. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 12. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 13. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 14. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.
 15. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND THE LOCATION OF ALL UTILITIES.



REVISIONS:
 03-10-2020: Staff Comments
 07-22-2020: Permit Set

DATE: 07/23/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: N/A
 SHEET: 18.338

Know what's below.
 Call before you dig.

S.E.C. Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 650 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37135
 PHONE: (615) 890-7900 FAX: (615) 890-8567
 3-MAIL: (615) 890-8567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.



Superior Property Solutions
 Rutherford County, Tennessee

120
 Landscape Details & Notes

CODE REVIEW DATA

PROJECT DESCRIPTION: PICKLESTIMER ROBERTS ARCHITECTS, INC. (PRA) IS PROVIDING THE DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE CONSTRUCTION OF THE OFFICE BUILDING. THE EXISTING BUILDING IS A 10,000 SQ FT OFFICE BUILDING. THE EXISTING BUILDING IS A 10,000 SQ FT OFFICE BUILDING. THE EXISTING BUILDING IS A 10,000 SQ FT OFFICE BUILDING.

APPLICABLE CODES - AMHERST COUNTY:

- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL ROOFING CODE
- 2015 INTERNATIONAL FIRE AND ALARM CODE
- 2015 INTERNATIONAL BUILDING CODE

APPLICABLE CODES - STATE OF TENNESSEE:

- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL ROOFING CODE
- 2015 INTERNATIONAL FIRE AND ALARM CODE
- 2015 INTERNATIONAL BUILDING CODE

ALLOWABLE AREA AFTER APPLYING OPEN AREA ADJUSTMENTS:

BUILDING HEIGHT ALLOWED: 3 STORY (TYPICAL 50' 0")

BUILDING HEIGHT PROPOSED: 3 STORY (TYPICAL 50' 0")

OCCUPANCY: OFFICE

ALLOWABLE AREA AFTER APPLYING OPEN AREA ADJUSTMENTS:

BUILDING HEIGHT ALLOWED: 3 STORY (TYPICAL 50' 0")

BUILDING HEIGHT PROPOSED: 3 STORY (TYPICAL 50' 0")

OCCUPANCY: OFFICE

GENERAL NOTES

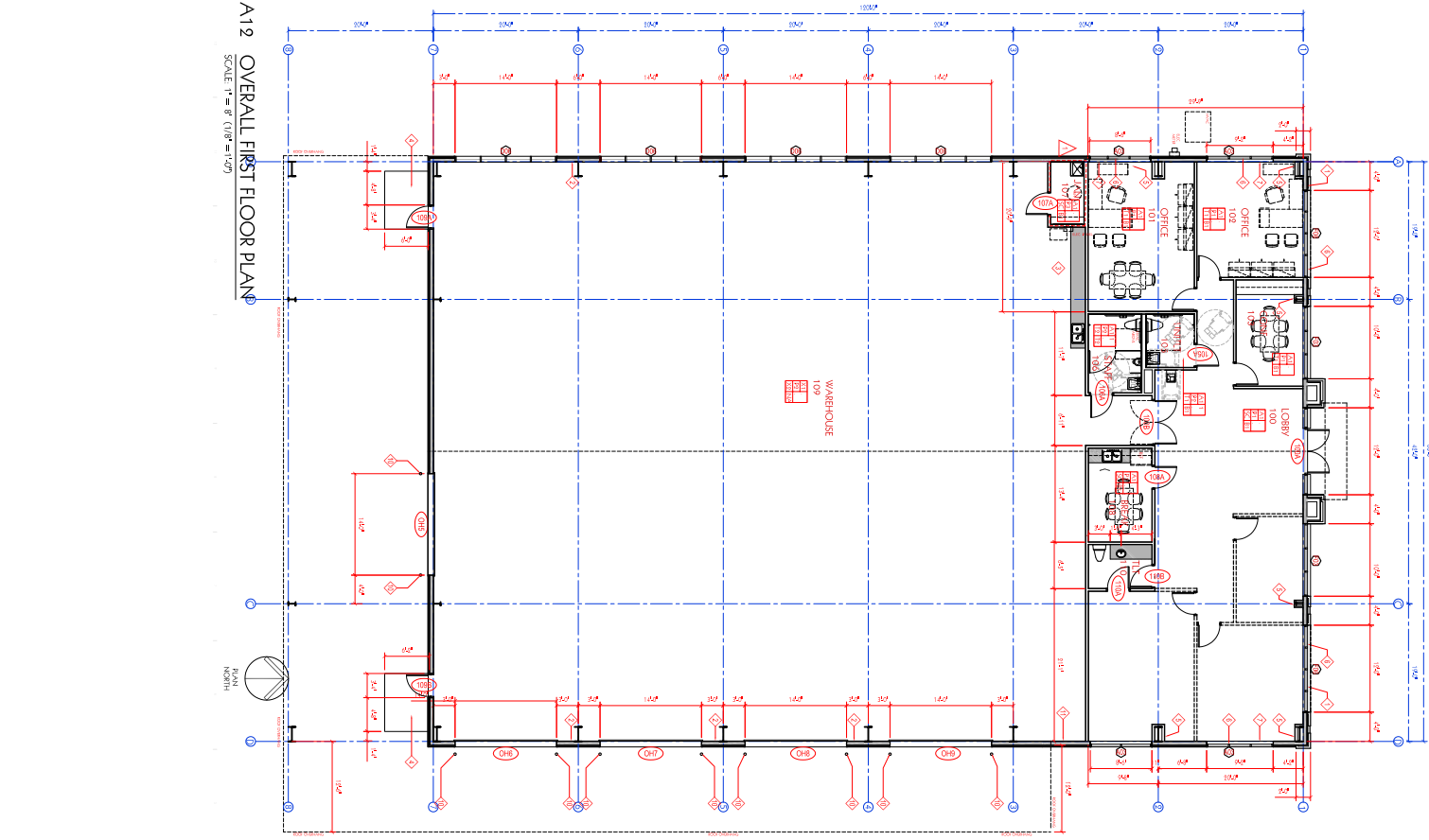
- THE CONTRACTOR SHALL VERIFY THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.

FINISH SCHEDULE

FINISH	FINISH	FINISH
A-1 ACCESSION LAMINATE	P-1 PAINTS AND STAINS	T-1 TILE
B-1 BASS	R-1 ROOFING	X-1 EXTERIOR WALLS
C-1 CABINET	S-1 STAIRS	Y-1 YARD
D-1 CEILING	V-1 VENTILATION	Z-1 ZONE
E-1 EXTERIOR WALLS	W-1 WINDOWS	
F-1 FLOORING	X-1 EXTERIOR WALLS	
G-1 GROUNDWORK	Y-1 YARD	
H-1 HARDWARE	Z-1 ZONE	
I-1 INTERIORS		
J-1 JOISTS		
K-1 KITCHEN		
L-1 LAMINATE		
M-1 MASONRY		
N-1 MECHANICAL		
O-1 METAL		
P-1 PAINTS AND STAINS		
Q-1 QUARTZ		
R-1 ROOFING		
S-1 STAIRS		
T-1 TILE		
U-1 UNITS		
V-1 VENTILATION		
W-1 WINDOWS		
X-1 EXTERIOR WALLS		
Y-1 YARD		
Z-1 ZONE		

ARCHITECTURAL KENNOTES

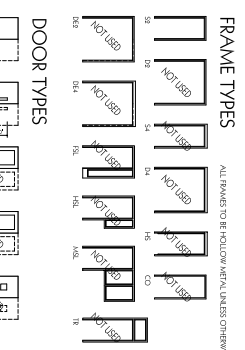
- THE CONTRACTOR SHALL VERIFY THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS OF WORK IN THE DISTRICT THAT CANNOT BE PROVIDED FOR IN THE CONTRACT.



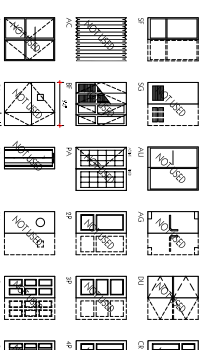
DOOR SCHEDULE

NO.	NO.	DOOR	FRAME	FINISH	MARKING	SWING	COMMENTS
101	101	101	101	101	101	101	101
102	102	102	102	102	102	102	102
103	103	103	103	103	103	103	103
104	104	104	104	104	104	104	104
105	105	105	105	105	105	105	105
106	106	106	106	106	106	106	106
107	107	107	107	107	107	107	107
108	108	108	108	108	108	108	108
109	109	109	109	109	109	109	109
110	110	110	110	110	110	110	110
111	111	111	111	111	111	111	111
112	112	112	112	112	112	112	112
113	113	113	113	113	113	113	113
114	114	114	114	114	114	114	114
115	115	115	115	115	115	115	115
116	116	116	116	116	116	116	116
117	117	117	117	117	117	117	117
118	118	118	118	118	118	118	118
119	119	119	119	119	119	119	119
120	120	120	120	120	120	120	120

DOOR TYPES



FRAME TYPES



WALL LEGEND

NO.	NO.	WALL	FINISH	MARKING	COMMENTS
101	101	101	101	101	101
102	102	102	102	102	102
103	103	103	103	103	103
104	104	104	104	104	104
105	105	105	105	105	105
106	106	106	106	106	106
107	107	107	107	107	107
108	108	108	108	108	108
109	109	109	109	109	109
110	110	110	110	110	110
111	111	111	111	111	111
112	112	112	112	112	112
113	113	113	113	113	113
114	114	114	114	114	114
115	115	115	115	115	115
116	116	116	116	116	116
117	117	117	117	117	117
118	118	118	118	118	118
119	119	119	119	119	119
120	120	120	120	120	120

SPS NEW BUILDING FOR SOUTHERN PROPERTIES SOLUTIONS LLC

WEST COLLEGE STREET
AMHERST, TN 37179

PROJECT NO. 2019012

DATE: 02.02.19

Pickleslimer Roberts Architects, Inc.

1817 HOLLOWAY CIRCLE
AMHERST, TN 37179

615.893.7800 (O)
615.893.7800 (F)

OVERALL FIRST FLOOR PLAN

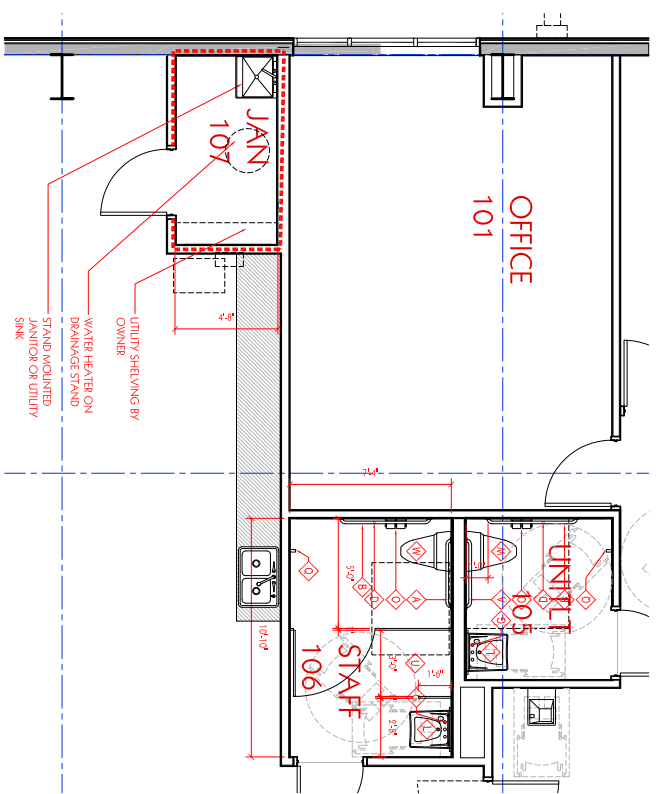
A1.10

WEST COLLEGE STREET
MURFREESBORO, TN

PROJ NO.: 2019012

DATE: 02.02.19

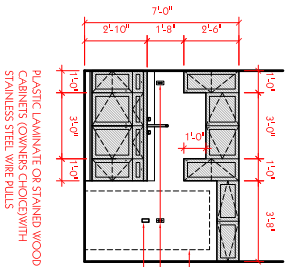
B	PERMIT SET	03.17.20
A	PERMIT SET	07.13.17



G12 PARTIAL ENLARGED FLOOR PLAN
SCALE: 1" = 4' (1/4" = 1'-0")



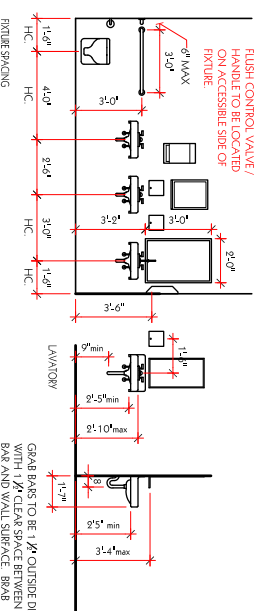
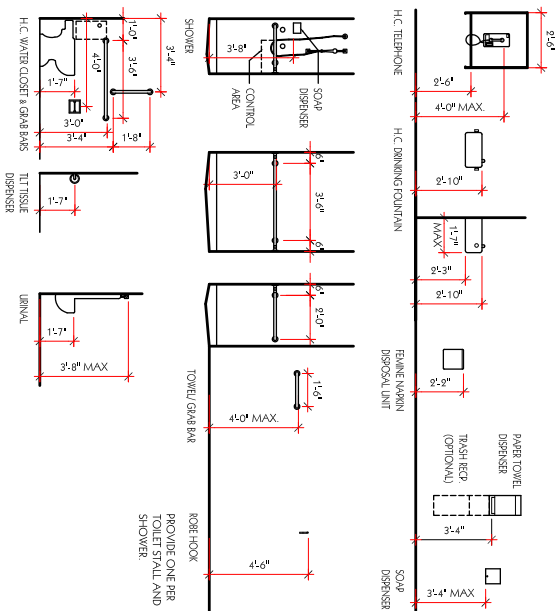
**PICKLESIMER
ROBERTS
INC**
ARCHITECTURE



PLASTIC LAMINATE OR STAINED WOOD
CABINETS AND VANITY WITH
STAINLESS STEEL VANE FOLDS

E07 MILLWORK ELEV.
SCALE: 1" = 4' (1/4" = 1'-0")

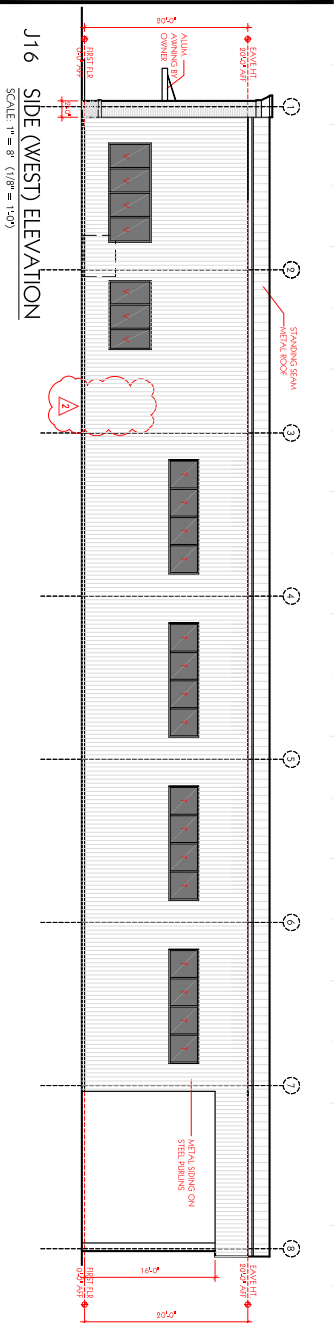
FIXTURE MOUNTING DIAGRAM



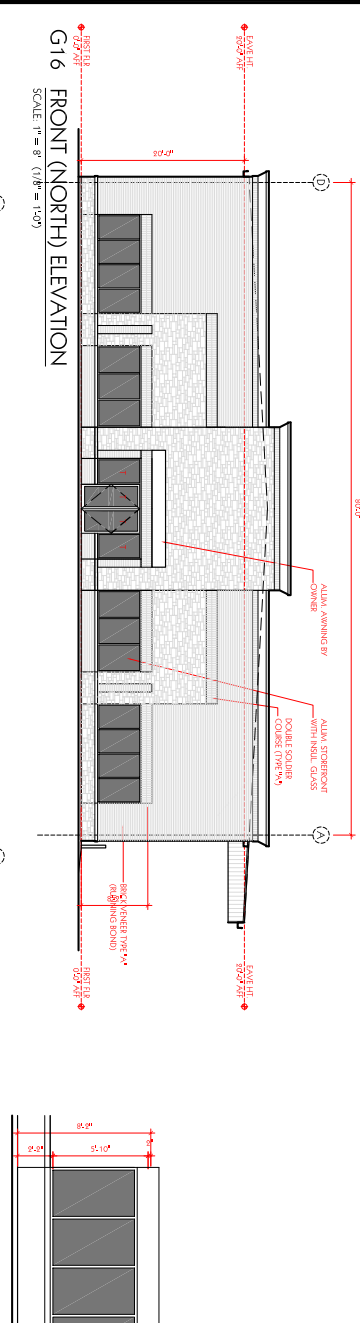
- FLUSH CONTROL VALVE/
RINSE CONTROL VALVE/
HAND DRYER TO BE MOUNTED
ON ACCESSIBLE SIDE OF
FIXTURE**
- GRAB BARS TO BE 1 1/2" OUTSIDE DIA.
WITH 1 1/2" CLEAR SPACE BETWEEN
BAR AND WALL SURFACE. BRAB
BARS TO SUPPORT MAX. 350 LB.
LOAD APPLIED IN ANY DIRECTION
ALONG ITS LENGTH.**
- EXHIBIT LEGEND**
- A. 36" GRAB BAR
 - B. 48" GRAB BAR
 - C. 24" GRAB BAR
 - D. 18" GRAB BAR (VERTICAL)
 - E. 18" GRAB BAR (HORIZONTAL)
 - F. 18" GRAB BAR (DIAGONAL)
 - G. 24x36" FRAMED MIRROR
 - H. FULL MIRROR
 - I. BABY CHANGING STATION
 - J. JAN. MOP HOLDER WITH SHELF
 - K. SOAP DISP. - WALL MOUNTED
 - L. LAVATORY - WALL MOUNTED
 - M. ADA HXTURE
 - N. 48" HXTURE
 - O. 48" HXTURE
 - P. 48" HXTURE
 - Q. ROBE HOOK
 - R. FEMININE MAMIN DISPOSAL
 - S. SINK - DROP IN COUNTER
 - T. TOILET - STANDARD HEIGHT
 - U. URINAL - STANDARD HEIGHT
 - V. WATER RECEPTACLE
 - W. WATER CLOSET - ADA HEIGHT
 - X. NOT USED
 - Y. NOT USED
 - Z. NOT USED

WALL LEGEND

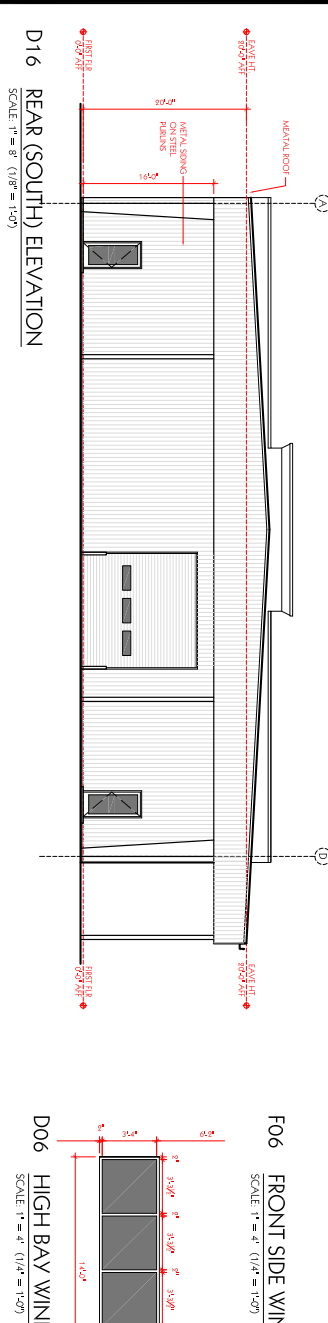
- NONPAINTED WALL - ONE LAYER #1 GYPSUM BOARD ON EACH SIDE OF 3/8" METAL STUDS AT 16"OC - EXTEND WALL TO MIN OF 4" ABOVE CEILING.
- NONPAINTED WALL - ONE LAYER #1 GYPSUM BOARD ON EACH SIDE OF 3/8" METAL STUDS AT 16"OC - WITH SOUND INSULATION THROUGH-OUT - EXTEND WALL TO MIN OF 4" ABOVE CEILING.
- EXTERIOR WALL - BRICK VENEER ON AIR SPACE ON VAPOUR BARRIER ON EXT. WALL SHEATHING ON 4" METAL STUDS WITH #1 R19 BATT INSUL. WITH #1 GYPSUM BOARD INTERIOR SURFACE.
- EXTERIOR WALL - METAL BUILDING PANELS ON STEEL PURLINS ON PRE-ENGINEERED STEEL BUILDING FRAME WITH VINYL FACE BATT INSULATION BY METAL BUILDING MANF.



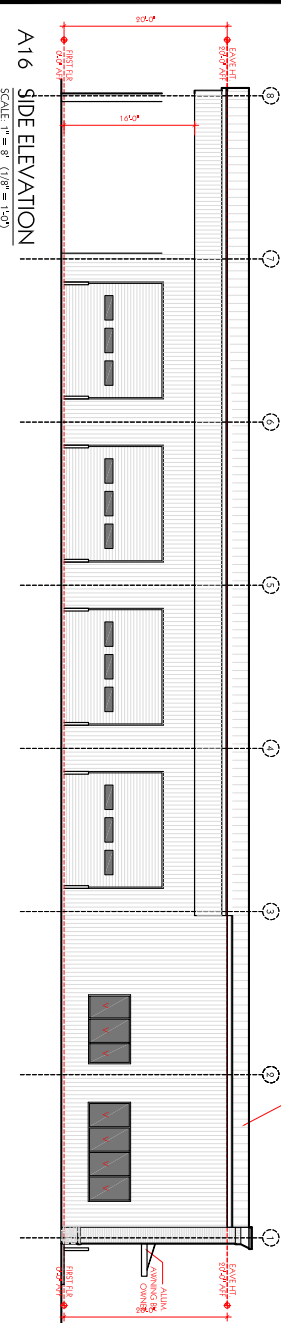
J16 SIDE (WEST) ELEVATION
SCALE: 1" = 8' (1/8" = 1'-0")



G16 FRONT (NORTH) ELEVATION
SCALE: 1" = 8' (1/8" = 1'-0")

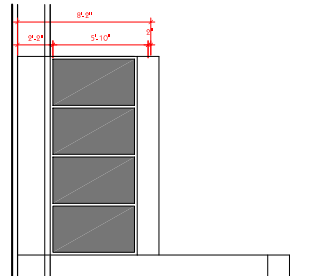


D16 REAR (SOUTH) ELEVATION
SCALE: 1" = 8' (1/8" = 1'-0")

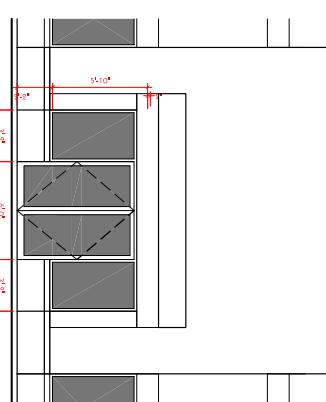


A16 SIDE ELEVATION
SCALE: 1" = 8' (1/8" = 1'-0")

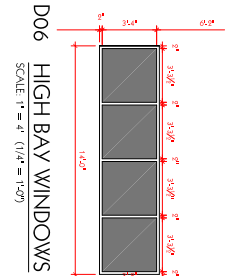
- ### GENERAL NOTES
1. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS ADVISED HIS CLIENT AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS OBTAINED THE RIGHT TO FURNISH THE EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS AND TO VERIFY THE ACCURACY OF ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.
 2. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.
 3. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.
 4. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.
 5. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.
 6. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.
 7. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.
 8. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY INFORMATION ON WHICH THE DRAWINGS HAVE BEEN BASED.



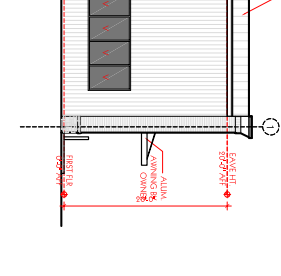
F06 FRONT SIDE WINDOWS
SCALE: 1" = 4' (1/4" = 1'-0")



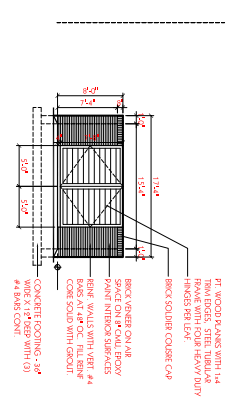
F03 STOREFRONT ENTRANCE
SCALE: 1" = 4' (1/4" = 1'-0")



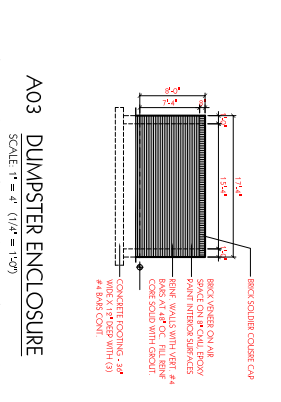
D06 HIGH BAY WINDOWS
SCALE: 1" = 4' (1/4" = 1'-0")



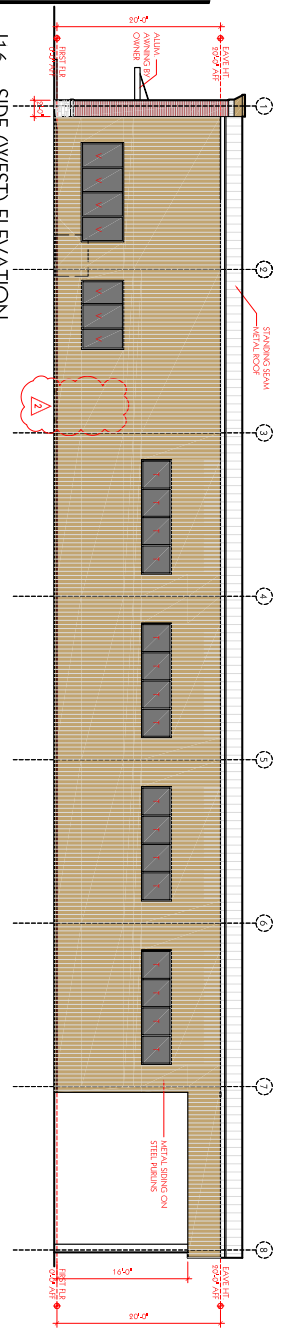
A03 DUMPSTER ENCLOSURE
SCALE: 1" = 4' (1/4" = 1'-0")



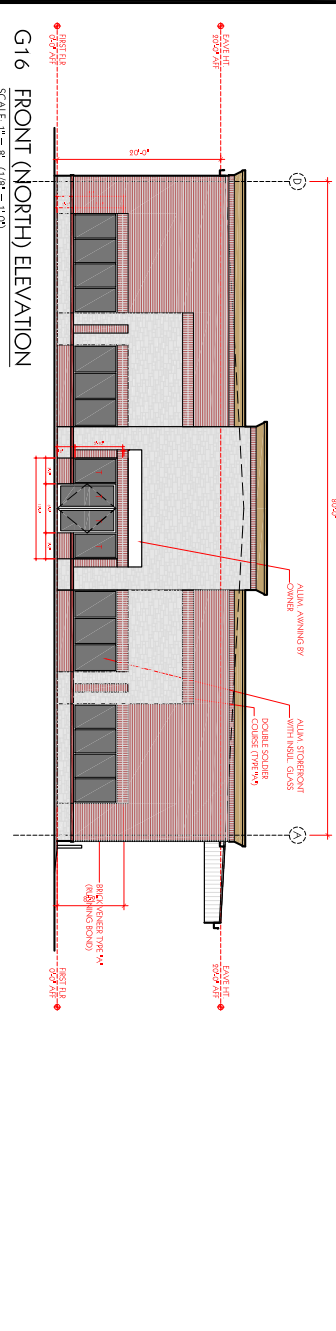
F03 STOREFRONT ENTRANCE
SCALE: 1" = 4' (1/4" = 1'-0")



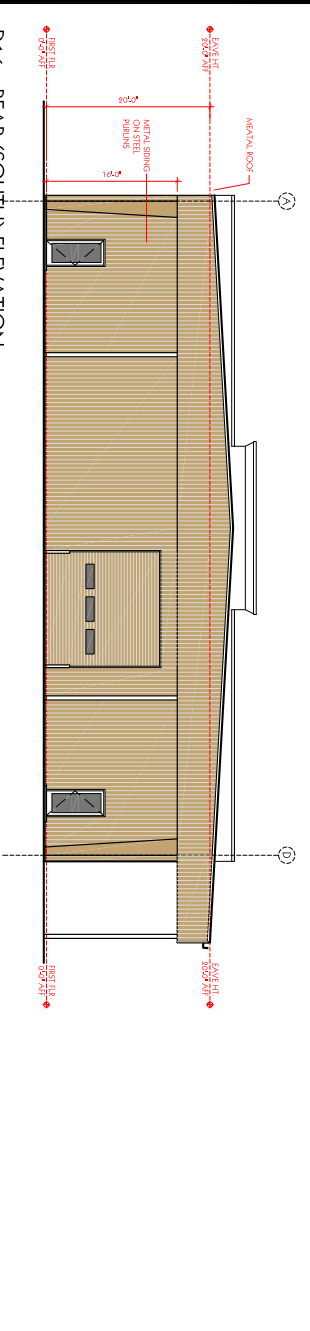
A03 DUMPSTER ENCLOSURE
SCALE: 1" = 4' (1/4" = 1'-0")



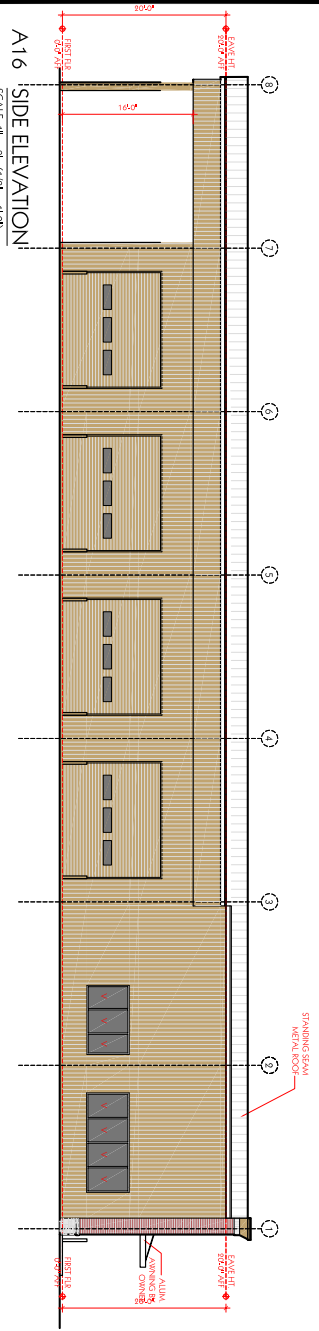
J16 SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



G16 FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



D16 REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



A16 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SAVERIED HAZARD AS TO THE NATURE AND LOCATION OF THE WORK AND SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.
3. ANY SHUT DOWN OF THE ELECTRICAL OR MECHANICAL SERVICE MUST BE SCHEDULED WITH THE OWNER OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR EXISTING FIELD AND/OR CONSTRUCTION LIMITS BE REMOVED UNDER THE CONTRACT. THE CONTRACTOR SHALL PATCH AND REPAIR OR AS NECESSARY TO MATCH ORIGINAL CONSTRUCTION.

J16 MATERIAL SAMPLES
NOT TO SCALE



J16 MATERIAL SAMPLES
NOT TO SCALE



NEW BUILDING
FOR
**SOUTHERN
PROPERTIES
SOLUTIONS
LLC**

WEST COLLEGE STREET
MURFREESBORO, TN

PROJ. NO.: 20190712
DATE: 02-02-19

PERMIT SET	03-17-20
BUILDING HEIGHT	03-08-20
CODE CONVENTIONS	03-09-19
PERMIT SET	03-13-17



PICKLESIMER
ROBERTS
ARCHITECTURE
INC



615.893.7800 (C)
615.893.7800 (O)
PRA@PRA-ARCHITECTURE.COM
1813 HIGHLAND AVENUE
MURFREESBORO, TN 37137

EXTERIOR
ELEVATIONS
(COLOR)



PARKS AUCTION
CO. LLC FIRM 3984

PARKS AUCTION COMPANY
1535 W. NORTHFIELD BLVD. * SUITE 17
MURFREESBORO, TENNESSEE 37129
615-896-4600

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT of sale made this 15th day of November, 2024 by and between _____
Superior Constructors, LLC hereinafter called the Seller,
and _____ hereinafter called the Buyer;

WITNESSETH:

That the Buyer herewith deposits with Parks Auction Co., as agent for the Seller the sum of \$ _____ as earnest money to constitute part payment of the Purchase Price. The Seller in consideration of the earnest money deposited, has this day sold at PUBLIC AUCTION, and does hereby agree to convey by a good and valid Warranty deed to said Buyer, or to such person he may in writing direct, the following described real estate in Rutherford County, Tennessee to wit:
Address/Tract: 4021 Old Nashville Hwy., Murfreesboro, TN 37129
Map & Parcel: 070 047.00
Deed Book & Page: 1742 / 1492

PURCHASE PRICE: \$ _____ payable as follows: 10% down, non-refundable earnest money, day of sale, cash balance due at closing

The **PURCHASE PRICE** includes the bid price of \$ _____ plus a Buyer's Premium of \$ _____

The parties agree that the closing shall be conducted by Lawyersland & The Closing Agent) who shall prepare the necessary closing documents and close the sale. Lynn Vaught

The property is sold in an "AS IS WHERE IS" condition. Neither the Seller or the auction company, acting as agent for the Seller, make any warranties as to the condition of the property.

This contract is NOT contingent on the Buyer's ability to obtain a loan or financing assistance of any kind. Buyer shall pay for all loan costs, if applicable. Any termite inspections, appraisals, or the like that may be required by financial institutions, shall be the sole responsibility of the Buyer and the contract is NOT contingent on any of those findings.

The sale will be closed on or before December 15 2024
Possession to be given w/ deed. Seller to bear risk of loss through date of deed
Taxes for current year to be prorated. Back taxes, if any, will be paid by Seller.
Title Insurance to be paid by Buyer (Seller). [circle one]
Deed Property to: _____
Conveyance is to be subject to building restrictions of record.
Miscellaneous Conditions: _____

Should the sale not be closed as stated herein above and there otherwise being no extension thereof, the Closing Agent may give the Seller and Buyer five (5) days notice to close the sale by sending notice by U.S. Mail to their last known address or the address listed below.

Seller Default: In the event the Seller fails to close within the aforesaid time or otherwise defaults on the terms of this contract for any other reason, the Seller shall be liable to the agent herein for the full commission set out in their contract plus advertising expenses. Likewise, in the event of the Seller's default, the Buyer may request that his earnest money be refunded to him or he may elect to sue for specific performance. The prevailing party shall be entitled to recover all expenses attending said suit, including a reasonable attorney's fee

Buyer Default: Should the Buyer default in the performance of this contract then, at the Seller's option, the earnest money shall be retained as liquidated damages, which retention, however, shall not prevent suit by Seller for specific performance of this contract. However, if Seller chooses, he may bring suit against Buyer for breach of contract for any and all damages, at law or equity, including specific performance. The prevailing party shall be entitled to recover all expenses attending said suit, including a reasonable attorney's fee. In the event of the Buyer's default, whether the Seller chooses to sue for specific performance or not, the auction company shall be entitled to its entire commission and expenses (as set forth in a separate agreement) and may deduct same from the earnest money.

The word "Seller" and "Buyer" when used in this contract shall be construed as plural whenever the number of parties to this contract so requires.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names on this day and year first above written.

Buyer: _____
Buyer: _____
Address: _____
Phone: _____
Email: _____

Seller: _____
Seller: _____
Address: _____
Phone: _____
Email: _____

PARKS AUCTION COMPANY LLC
By: _____



**PARKS
AUCTION**
CO. LLC FIRM 3984

PARKS
LAND DIVISION



TENNESSEE RESIDENTIAL PROPERTY CONDITION EXEMPTION

1 Property Address: 4021 Old Nashville Hwy., M5000, TN
 2 Seller: Superior Constructors, LLC

3 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units
 4 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential
 5 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may
 6 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'
 7 rights and obligations under the Act. A complete copy of the Act may be found at Tenn. Code Ann. § 66-5-201, et seq.

- 8 1. Sellers must disclose all known material defects, and must answer the questions on the Disclosure form in good faith to
 9 the best of the seller's knowledge as of the Disclosure date.
- 10 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 11 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
 12 occurred since the time of the initial Disclosure, or certify that there are no changes.
- 13 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s), or certain
 14 information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code
 15 Ann. § 66-5-204).
- 16 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 17 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
 18 agreed to in the purchase contract.
- 19 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
- 20 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
 21 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
 22 had no effect on the physical structure of the property.
- 23 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
 24 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
 25 (See Tenn. Code Ann. § 66-5-202).
- 26 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
 27 court orders, some foreclosures and bankruptcies, new construction with written warranty, or owner has not resided on the
 28 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
- 29 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
 30 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
 31 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
- 32 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
 33 not required to repair any such items.
- 34 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
 35 disclaimer statement with no representations or warranties. (See Tenn. Code Ann. § 66-5-202).
- 36 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
 37 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
- 38 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees
 39 are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.
- 40 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited
 41 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
 42 disposal system permit.
- 43 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results
 44 of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the

This form is copyrighted and may only be used in real estate transactions in which _____ is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477



Copyright 2015 © Tennessee Association of Realtors®
 RF203 – Tennessee Residential Property Condition Exemption, Page 1 of 3

Version 01/01/2024



45 Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as
46 defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive
47 covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has
48 ever been moved from an existing foundation to another foundation.

49 The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above acknowledge
50 that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this information
51 was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential Property Condition
52 Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential Property Condition
53 Exemption. Buyers and Sellers also acknowledge that they were advised to seek the advice of an attorney on any legal questions
54 they may have regarding this information or prior to taking any legal actions.

55 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must provide
56 information about the condition of the property. This completed form constitutes that disclosure by the Seller. The information
57 contained in the disclosure is the representation of the owner and not the representation of the real estate licensee or sales
58 person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers may
59 wish to obtain.

60 **Buyers and Sellers should be aware that any sales agreement executed between the parties shall supersede this form as**
61 **to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified**
62 **below and/or the obligation of the buyer to accept such items "as is."**

63 The undersigned Seller of the property described as _____ does
64 hereby notify Buyer that said property is being offered without a Residential Property Condition Disclosure Statement as
65 provided by the Tennessee Residential Property Disclosure Act. This transfer is excluded under Tenn. Code Ann. § 66-5-209
66 for the following reason(s):

- 67 This is a transfer pursuant to court order including, but not limited to, transfers ordered by a court in the administration
68 of an estate, transfers pursuant to a writ of execution, transfers by foreclosure sale, transfers by a trustee in a
69 bankruptcy, transfers by eminent domain and transfers resulting from a decree of specific performance.
- 70 This is a transfer to a beneficiary of a deed of trust by a trustor or successor in interest who is in default; transfers by
71 a trustee under a deed of trust pursuant to a foreclosure sale, or transfers by a beneficiary under a deed of trust who
72 has acquired the real property at a sale conducted pursuant to a foreclosure sale under a deed of trust or has acquired
73 the real property by a deed in lieu of foreclosure.
- 74 This is a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship
75 or trust.
- 76 This is a transfer from one (1) or more co-owners solely to one (1) or more co-owners. This provision is intended to
77 apply and only does apply in situations where ownership is by a tenancy by the entirety, a joint tenancy or a tenancy
78 in common and the transfer shall be made from one (1) or more of the owners to another owner or co-owners holding
79 property either as a joint tenancy, tenancy in common or tenancy by the entirety
- 80 This is a transfer made by virtue of the record owner's failure to pay federal, state or local taxes.
- 81 This is a transfer between spouses resulting from a decree of divorce or a property settlement stipulation.
- 82 This is a transfer made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity
83 of one (1) or more of the transferors.
- 84 This is a transfer to or from any governmental entity of public or quasi-public housing authority or agency.
- 85 This is a transfer involving the first sale of a dwelling provided that the builder offers a written warranty.
- 86 This is a transfer of any property sold at public auction.
- 87 This is a transfer of any property where the owner has not resided on the property at any time within three (3) years
88 prior to the date of transfer.
- 89 This is a transfer from a debtor in a chapter 7 or a chapter 13 bankruptcy to a creditor or third party by a deed in lieu
90 of foreclosure or by a quitclaim deed.

91 Pursuant to Tenn. Code Ann. § 66-5-212, Sellers are required to disclose, in writing, the presence of any known exterior
92 injection well on the Property, whether the Sellers have knowledge that any single family residence on the Property has ever
93 been moved from an existing foundation to another foundation, whether the Sellers have knowledge of any percolation tests or
94 soil absorption rates performed on the Property that are determined or accepted by the Tennessee Department of Environment
95 and Conservation and the results of said tests and/or rates, and the presence of any known sinkholes. Sellers, pursuant to Tenn.
96 Code Ann. § 66-5-213, are also required to disclose in writing if the Property is located in a Planned Unit Development and
97 upon request, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws and master deed.

This form is copyrighted and may only be used in real estate transactions in which _____ is involved as a Tennessee REALTORS® authorized
user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at (615) 321-1477



98	ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:	YES	NO	UNKNOWN
99	1. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100	2. Is seller aware of any percolation tests or soil absorption rates being	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
101	performed on the property that are determined or accepted by			
102	the Tennessee Department of Environment and Conservation?			
103	If yes, results of test(s) and/or rate(s) are attached.			
104	3. Has any residence on this property ever been moved from its original	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	foundation to another foundation?			
106	4. Is this property in a Planned Unit Development? Planned Unit Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
107	is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,			
108	controlled by one (1) or more landowners, to be developed under unified control			
109	or unified plan of development for a number of dwelling units, commercial,			
110	educational, recreational or industrial uses, or any combination of the			
111	foregoing, the plan for which does not correspond in lot size, bulk or type of			
112	use, density, lot coverage, open space, or other restrictions to the existing land			
113	use regulations." Unknown is not a permissible answer under the statute.			
114	5. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
115	Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of			
116	limestone or dolostone strata resulting from groundwater erosion, causing a			
117	surface subsidence of soil, sediment, or rock and is indicated through the			
118	contour lines on the property's recorded plat map."			
119	6. Was a permit for a subsurface sewage disposal system for the Property issued	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
120	during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If			
121	yes, Buyer may have a future obligation to connect to the public sewer system.			

122 Buyer is advised that no representation or warranties, express or implied, as to the condition of the property and its
123 improvements, are being offered by Seller except in the case where transfer involves the first sale of a dwelling in which builder
124 offers a written warranty and those required by Seller pursuant to Tenn. Code Ann. §§ 66-5-212 and 66-5-213. Furthermore,
125 the Buyer should make or have made on the Buyer's behalf a thorough and diligent inspection of the property.

126 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
127 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
128 the condominium association, as applicable, pursuant to Tennessee Code Annotated § 66-27-502.

129 The party(ies) below have signed and acknowledge receipt of a copy.

130 131 SELLER	130 131 SELLER
132 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	132 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
Date	Date

134 The party(ies) below have signed and acknowledge receipt of a copy.

135 136 BUYER	135 136 BUYER
137 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	137 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
Date	Date

NOTE This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

This form is copyrighted and may only be used in real estate transactions in which _____ is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at (615) 321-1477

