

BK/PG: 1765/1847-1853

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7 PGS:AL-EASEMENT
 JACKIE BATCH: 371235
 06/16/2017 - 08:00 AM
 VALUE 0.00
 MORTGAGE TAX 0.00
 TRANSFER TAX 0.00
 RECORDING FEE 35.00
 DP FEE 2.00
 REGISTER'S FEE 0.00
 TOTAL AMOUNT 37.00

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
 REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:
 Rouse Law Group, PLLC
 2734 North Mount Juliet Road
 Mount Juliet, Tennessee 37122

WATER UTILITY EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM K. SLOCUM and wife, REBEKAH S. SLOCUM**, (hereinafter, "**Grantors**"), have this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW D. ROUSE and CELIA STEWART ROUSE, husband and wife** (hereinafter "**Grantees**"), their successors and assigns, forever, perpetual non-exclusive five (5) foot water utility easement for the purpose of tying into, installing, operating, maintaining, repairing and replacing any and all water, and drainage lines and related facilities, (hereinafter, "**Water Utility Easement**") to Grantees' property over, under, in and upon and across certain property owned by Grantors that is more particularly described and depicted and noted as the 5' WATER UTILITY EASEMENT on an **EXHIBIT "A"** attached hereto.

WHEREAS, Grantors are the owners of 1933 B Chicken Road, Lebanon, Tennessee 37090, located in Wilson County, Tennessee as more particularly described as:

Commencing at the north east corner of lot 3 of the Michael and Linda James property, in the southerly line of the Harwell property, said pin being the north west corner of the property herein described; thence S 80°23'56" E, a distance of 240.94' to a post; thence S 80°18'23" E, a distance of 224.98' to a 9" elm tree; thence S 80°33'34" E, a distance of 196.63' to an iron pin in the westerly line of the Parton property; thence S 07°05'02" W, a distance of 326.46' to a post; thence S 11°44'59" W, a distance of 135.59'3" elm tree; thence S 05°42'30" W, a distance of 197.50' to a 36" elm tree; thence S 05°08'12" W, a distance of 254.67' to an iron pin said pin being the north west corner of the Quintel property; thence S 05°52'33" W, a distance of 148.82' to an iron pin; thence S 04°45'56" W, a distance of 129.85' to an iron pin said pin being the south east corner of the property herein described; thence severing tract 4 of the Michael and Linda James property, S 89°04'20" W, a distance of 649.25' to an iron pin in the line of tract 1 of the Michael and Linda James property; thence N 42°31'08" W, a distance of 25.00' to an iron pin; thence N 74°52'05" W, a distance of 77.83' to an iron pin; thence N 10°02'27" E, a distance of 1286.11' to the POINT OF BEGINNING; said described tract containing 20.01 Acres, more or less by survey.

Being the same property conveyed to William K. Slocum and wife, Rebekah S. Slocum, from Michael James and wife, Linda James, by Deed dated October 24, 2000 and of record in Book 833, Page 914, Register's Office for Wilson County, Tennessee.

AND

Commencing at an iron pin in the northerly margin of Chicken Road, said pin being the south east corner of tract 2 of the Michael and Linda James property and being the south west corner of the property herein described; thence leaving the northerly margin of Chicken road with the cast line of said tract 2, N 06°36'33" E distance of 979.28' to an iron pin; thence N 28°12'28" E, a distance of 250.87' to an iron pin; thence N 13°02'14" E, a distance of 159.36' to an iron pin; thence N 12°34'54" W, a distance of 370.86' to an iron pin; thence N 02°28'11" E, a distance of 720.14' to an iron pin being the north east corner of tract 2 of the Michael and Linda James property; thence N 79°35'12" W, a distance of 393.66' to an iron pin being a common corner with, said tract 2 and a common corner with the Bobby Harris property; thence leaving the line of tract 2 of the Michael and Linda James property, and following the ~~eastly~~ ^{eastly} line of the Harris property, N 07°46'07" E, a distance of 257.41' to a 16" hackberry; thence N 07°23'39" E, a distance of 532.59' to an iron pin; thence S 81°15'16" E, a distance of 196.23' to an iron pin; thence N 07°13'49" E, a distance of 133.17' to a 12" hickory; thence N 07°55'54" E, a distance of 183.67' to an 8" cedar, thence N 08°04'03" E, a distance of 258.09' to a 12" hackberry; thence N 05°58'33" E, a distance of 152.35' to a 10" hackberry; thence N 08°51'45" E, a distance of 163.62' to an iron pin; thence N 28°13'59" E, a distance of 41.62' to an iron pin at a post; thence N 44°55'44" E, a distance of 172.52' to an iron pin at a post; thence N 27°42'07" E, a distance of 74.89' to a 10" elm; thence N 22°28'51" E, a distance of 34.67' to an iron pin at a corner-post; thence continuing with the line of Harris, S 84°07'01" E, a distance of 178.44' to a fence post; thence S 85°52'54" E, a distance of 197.74' to an iron pin; thence S 80°23'56" E, a distance of 33.99' to an iron pin, said pin being the north west corner of tract 4 of the Michael and Linda James property and being the north east corner of the property herein described; thence leaving the line of Harris with the west line of said tract 4, S 10°02'27" W, a distance of 1286.11' to an iron pin in the northerly line of tract 1 of the Michael and Linda James property, thence; leaving the west line of said tract 4, and with the line of said tract 1, S 54°00'59" W, a distance of 221.70' to an iron pin; thence S 86°09'31" W, a distance of 109.63' to an iron pin; thence S 05°45'57" W, a distance of 230.89' to an iron pin; thence S 05°45'57" W, a distance of 185.22' to an iron pin; thence S 84°13'01" E, a distance of 272.53' to an iron pin; thence S 13°04'28" W, a distance of 183.90' to an iron pin, thence S 10°50'44" W, a distance of 97.32' to an iron pin; thence S 00°56'49" E, a distance of 58.69' to an iron pin; thence S 09°29'42" W, distance of 35.84' to an iron pin; thence S 26°44'22" W, a distance of 41.09' to an iron pin; thence S 43°01'41" W, a distance of 45.09' to an iron pin; thence S 26°27'57" W, a distance of 103,12' to an iron pin; thence S 07°11'18" E, a distance of 75.43' to an iron pin; thence S 17°51'58" W, a distance of 51.02' to an iron pin; thence S 43°42'30" W, a distance of 223.14' to an iron pin; thence S 12°34'54" E, a distance of 355.48' to an iron pin; thence S 13°02'14" W, a distance of 177.39' to an iron pin; thence S 28°12'28" W, a distance of 247.99' to an iron pin; thence S 06°36'33" W, a distance of 966.55' to an iron pin in the northerly margin of Chicken Road, said in being the south west corner of tract one of the Michael and Linda James property and being the southeast corner of the property herein described; thence N 87°02'42" W, a distance of 50.10 to the POINT OF BEGINNING; said described tract containing 30.00 Acres, more or less by survey of Paul Crockett Dated April 25, 2000.

Being the same property conveyed to William K. Slocum and wife, Rebekah S. Slocum, from Michael James and wife, Linda James, by Deed dated May 5, 2000 and of record in Book 817, Page 2380, Register's Office for Wilson County, Tennessee.

WHEREAS, ANDREW D. ROUSE and CELIA STEWART ROUSE, husband and wife, are the owners of 1181 Chicken Road, Lebanon, Tennessee 37090, located in Wilson County, Tennessee as more particularly described as:

Land located in the 21st Civil District of Wilson County, Tennessee, and being a tract or parcel of land containing 114.77 acres, more or less, as shown on the survey entitled "ALTA/ACSM Land Title Survey of the Property of Bobby E. Harris Property", as prepared by Paul Burton Crockett, TN RLS No. 1394, Crockett Surveying, 427 Park Avenue, Lebanon, Tennessee 37087, dated November 30, 2007 and file of record in Plat Book 27, Page 891, in the Register's Office for Wilson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew D. Rouse and Celia Stewart Rouse, husband and wife, by Warranty Deed from Bobby Eugene Harris and wife, Kathleen Harris, dated March 27, 2015 and of record in Book 1634, Page 1642, Register's Office for Wilson County, Tennessee.

TO HAVE AND TO HOLD said property unto the said **ANDREW D. ROUSE and CELIA STEWART ROUSE, husband and wife**, their successors and assigns, forever.

The Water Utility Easement shall be perpetual, shall run with the land, and may not be blocked, modified, reduced and/or relocated without the consent of Grantee.

If the Grantees do decide to construct and maintain any utilities on the premises, including but not limited to: drains, culverts, water lines, and other related facilities necessary for Grantee to use the Water Utility Easement, such construction shall be at the Grantees' sole cost and expense, in compliance with all applicable governmental laws, regulations. If the Grantees cause any damage to any of the Grantors' property, including but not limited to structures, fences, and utility lines, the Grantees shall be solely responsible for the cost and expense of repairing said property back to its original condition.

Grantors represent, warrant and covenant that they have the full right and authority to grant the Water Utility Easement. Grantors further represent, warrant and covenant that there are no tenants or other parties in possession of the properties subject to said easements who have leases or agreements which prohibit, restrict or interfere with Grantee's use of the Water Utility Easement.

The right to use and exercise the rights and easements to be conveyed shall run with the land and shall be for the benefit of Grantee, their successors, or assigns.

The parties have executed or caused this instrument to be executed by their duly authorized representatives as of this 28th day of April 2017.

GRANTORS:

William K. Slocum
WILLIAM K. SLOCUM

BY: Rebekah S. Slocum
REBEKAH S. SLOCUM, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book 1765, Page 185, ROWCT.

Rebekah S. Slocum
REBEKAH S. SLOCUM

GRANTEES:

Andrew D. Rouse
ANDREW D. ROUSE

Celia Stewart Rouse
CELIA STEWART ROUSE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **REBEKAH S. SLOCUM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **WILLIAM K. SLOCUM**, the within named bargainer, for the purposes therein contained.

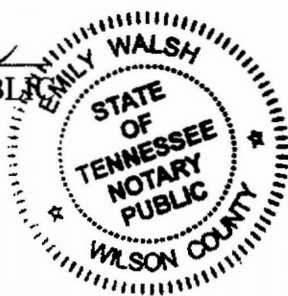
WITNESS my hand and official seal at office this 28th day of April, 2017.

MY COMMISSION EXPIRES: 3-31-2021

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **REBEKAH S. SLOCUM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 28th day of April, 2017.

Emily Walsh
NOTARY PUBLIC


My commission expires: 3-31-2021

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANDREW D. ROUSE and CELIA STEWART ROUSE, husband and wife**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 28th day of April, 2017.

Emily Walsh
NOTARY PUBLIC

My commission expires: 3-31-2021



EXHIBIT A