Karen Y Johnson Davidson County
Batch# 177282 ESMT
12/21/2018 03:26:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181221-0124612

This instrument prepared by:
Laura Smith, VP General Counsel
Electric Power Board
1214 Church Street
Nashville, TN 37203

GRANT OF UNDERGROUND UTILI
TO THE METROPOLITAN GOVERN
AND DAVIDSON COUNTY, ACTING
THROUGH THE ELECTRIC POWER
GOVERNMENT

For and in consideration of the sum of $ 10.00 , cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereinafter referred to as Grantor, have this day granted to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, hereinafter referred to as Grantee, a permanent utility easement for the following purposes, namely: The perpetual right to enter and to construct, maintain, repair and rebuild, underground conduits, and incidental pad mounted equipment (transformers, switchgear, etc.), all over, under, upon, and across the following described land, to wit:

BEING A PROPOSED 10-FOOT-WIDE NES EASEMENT LOCATED ON AND CROSSING THE TERI ANN HENDRICKS PROPERTY OF RECORD IN INSTRUMENT #20140306-0018864, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.); SAID EASEMENT BEING BOUNDED ON THE NORTH BY THE JOEL WILLIAM VUYLSTEKE AS TRUSTEE OF THE GRAND BEACH TRUST PROPERTY OF RECORD IN INSTRUMENT #20161130-0125764 AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING ON AN IRON ROD (NEW) WITH A CAP STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) IN THE EAST RIGHT-OF WAY OF RIVER ROAD PIKE (RIGHT-OF-WAY WIDTH VARIES) AT THE SOUTHWEST CORNER OF SAID JOEL WILLIAM VUYLSTEKE AS TRUSTEE OF THE GRAND BEACH TRUST PROPERTY AND BEING THE NORTHWEST CORNER OF SAID TERI ANN HENDRICKS PROPERTY OF WHICH THIS EASEMENT IS A PART; THENCE, LEAVING SAID RIGHT-OF-WAY OF RIVER ROAD PIKE WITH THE COMMON LINE OF THE JOEL WILLIAM VUYLSTEKE AS TRUSTEE OF THE GRAND BEACH TRUST PROPERTY AND THE TERI ANN HENDRICKS PROPERTY THE FOLLOWING TWO BEARINGS AND DISTANCES:
1. NORTH 68 DEGREES 20 MINUTES 03 SECONDS EAST, 202.99 FEET AN IRON ROD (NEW) WITH A CAP STAMPED "RSA"
(RAGAN-SMITH ASSOCIATES);
2. SOUTH 83 DEGREES 15 MINUTES 03 SECONDS EAST, 669.81 FEET TO THE POINT OF BEGINNING:
THENCE, CONTINUING WITH SAID COMMON LINE, SOUTH 83 DEGREES 15 MINUTES 03 SECONDS EAST, 10.00 FEET;
THENCE, LEAVING SAID COMMON LINE AND CROSSING SAID TERI ANN HENDRICKS PROPERTY, THE FOLLOWING THREE
BEARINGS AND DISTANCES:
1. SOUTH 06 DEGREES 44 MINUTES 57 SECONDS WEST, 43.20 FEET;
2. NORTH 83 DEGREES 15 MINUTES 03 SECONDS WEST, 10.00 FEET
3. NORTH 06 DEGREES 44 MINUTES 57 SECONDS EAST, 43.20 FEET TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 432 SQUARE FEET, OR 0.01 ACRE MORE OR LESS.

To have and to hold the said easement to Grantee, its successors and assigns forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the same, that the same is free of all encumbrances, except those shown of record, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We do further covenant and agree that the payment of the purchase price above stated is accepted by us as full compensation for all damages incidental to the exercise of any of the rights above described; except that said Grantee shall remain liable for any additional damages which may be caused to the property of the undersigned in the erection and maintenance of said facilities.

IN WITNESS WHEREOF, we have subscribed our names on this the 21st day of December, 2018

Grantor:

Teri Ann Hendricks

STATE OF TENNESSEE
COUNTY OF Davidson

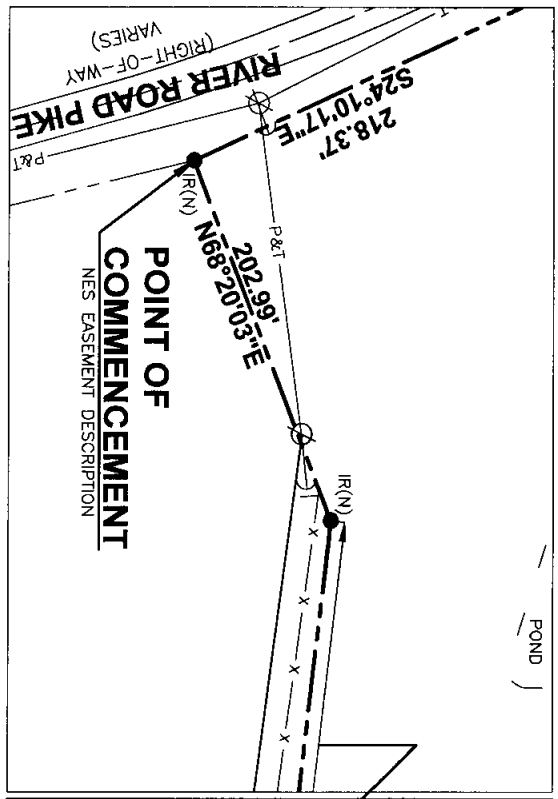
Personally appeared before me, Teri Ann Hendricks, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

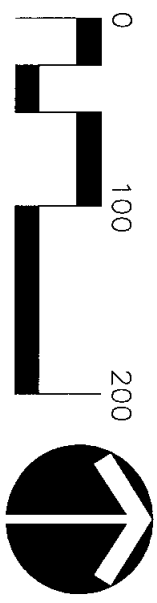
Witness my hand seal at office this 21st day of December, 2018

JAMES L. MURPHY III
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires May 5, 2020

Notary Public

My Commission expires: 5/5/2020





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°15'03"E	10.00'
L2	S06°44'57"W	43.20'
L3	N83°15'03"W	10.00'
L4	N06°44'57"E	43.20'

LEGEND

- IR(N) — IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- Ø — UTILITY POLE
- Ø→ — UTILITY POLE W/ ANCHOR
- UGE — UNDERGROUND ELECTRIC LINE
- P — TRANSFORMER PAD
- P&T — OVERHEAD POWER AND TELEPHONE LINES
- -X-X- — FENCE
- NES — NASHVILLE ELECTRIC SERVICE
- R.O.D.C.T — REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

811 Know what's below. Call before you dig.

NES EXHIBIT
7837 RIVER ROAD PIKE
PROVIDENT FINANCIAL MANAGEMENT

CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE:	NOVEMBER 28, 2018
APPROVED:	KLB
DRAWN:	SLL
SCALE:	1"=100'
JOB NO.	WK. ORDER
15007	0149

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60279
NASHVILLE, TN 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-6400

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