


16000934

5 PGS:AL-EASEMENT	
APRIL BATCH: 17166	
10/21/2016 - 01:01:48 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, VAN BUREN COUNTY
APRIL SHOCKLEY
 REGISTER OF DEEDS

Prepared by and return to:


 J. Wayne Owens, Attorney
 Tennessee Valley Authority
 1101 Market Street, BR 4B
 Chattanooga, Tennessee 37402-2801
 1-888-817-5201

TVA Tract Nos. WBNTS-2-AR,
 WBN-145A-AR, and 145C-AR

GRANT OF ACCESS ROAD EASEMENTS

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND FIFTY AND NO/100 DOLLARS (\$1,050.00), cash in hand paid, receipt whereof is hereby acknowledged, the undersigned,

CUNNINGHAM PROPERTIES LLC,
 a Tennessee limited liability company,
 (hereinafter sometimes referred to as "GRANTOR")

has this day bargained and sold and by these presents does hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA a permanent easement and right-of-way for the following purposes, namely: the perpetual right to enter at any time and from time to time and grade, level, fill, drain, build, maintain, repair, and rebuild a road with all necessary appurtenances, together with the right to use said road jointly with the owners of the land; all over, upon, across, and under the land described in Exhibit A consisting of three pages attached hereto and made a part of this instrument.

The previous and last conveyance of this property is deed of record in Record Book 69, page 135, in the office of the Register of Van Buren County, Tennessee. See also Affidavit to Correct of record in Record Book 82, page 189.

TO HAVE AND TO HOLD the said easement and right-of-way unto the UNITED STATES OF AMERICA and its assigns forever.

GRANTOR covenants with the said UNITED STATES OF AMERICA that it is lawfully seized and possessed of said real estate, has a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

GRANTOR agrees that the payment of the purchase price above stated is accepted by it as full compensation for all damage caused by the exercise of any of the rights above described; EXCEPT that the UNITED STATES OF AMERICA shall remain liable for any damage to annual growing crops resulting from the construction of said road.

IN WITNESS WHEREOF, CUNNINGHAM PROPERTIES LLC, a Tennessee limited liability company, has caused this instrument to be executed by its duly authorized Member/Manager on this 7th day of OCTOBER, 2016.

CUNNINGHAM PROPERTIES LLC

By: 
 Robert W. Cunningham, Member/Manager

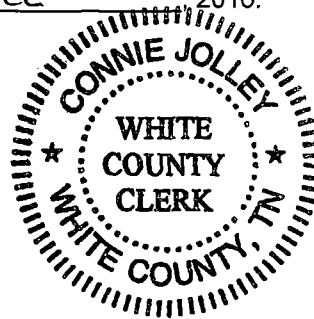
STATE OF TENNESSEE)
COUNTY OF White) SS

Before me appeared ROBERT W. CUNNINGHAM, to me personally known, and who, upon oath, acknowledged himself to be the Member/Manager of CUNNINGHAM PROPERTIES LLC, a Tennessee limited liability company, and that he as such Member/Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said CUNNINGHAM PROPERTIES LLC, signing the name of the company by himself as the Member/Manager.

Witness my hand and seal this 9th day of October, 2016.

Connie Jolley CoClerk
NOTARY PUBLIC

My Commission Expires: 9-1-2018



The name and address of the owner of the aforescribed easement are:

EASEMENT OWNER: United States of America [Tax Exempt
Tennessee Valley Authority TCA §67-5-203(a)(1)]
1101 Market Street, BR 4B
Chattanooga, Tennessee 37402-2801

The name(s) and address of the legal owner(s) are:

OWNER(S): Cunningham Properties LLC (See R.B. 69, page 135)
1523 E Bethlehem Road
Doyle, Tennessee 38559

Tax Map: 015 Parcel: 025.02
Tax Map: 022 Parcel: 001.0

EXHIBIT A

WATTS BAR-NASHVILLE
TRANSMISSION LINE
TAP TO SPENCER, TENN.

Cunningham Properties, LLC

A permanent easement for an access road on, over, and across a strip of land located in the Second Civil District of Van Buren County, State of Tennessee, as shown on sheet P18A of US-TVA drawing LW-2250, revision 2, the said strip being 20 feet wide, lying 10 feet on each side of the centerline of the access road location, the centerline of the location and the end boundaries of the strip being more particularly described as follows:

Beginning at a point where the centerline of the access road crosses the south edge of US-TVA access road tract WBN-145A-AR, the said point being 25.0 feet right of the centerline of the transmission line location at survey station 0+43.73, the said strip being bounded on the north end by the said access road tract; thence with the meanders of the centerline of the access road in a southwesterly direction 183.18 feet to a point of terminus of the herein described strip, the said point being 25.00 feet right of the centerline of the location at survey station 2+26.91.

The strip of land described above includes the centerline of the access road location for a net distance of 183.18 feet and contains 0.08 acre, more or less.

This description prepared from a survey by:

Barry E. Savage, RLS
Tennessee Valley Authority
1101 Market Street, MR 4B
Chattanooga, Tennessee 37402-2801
Tennessee License No. 1618

date rec'd 8/9/16
ck'd 08/11/16 jwo

EXHIBIT A

WATTS BAR-NASHVILLE
TRANSMISSION LINE

Cunningham Properties, LLC

A permanent easement for an access road on, over, and across a strip of land located in the First Civil District of Van Buren County, State of Tennessee, as shown on sheet 18 of US-TVA drawing LW-2250, revision 8, the said strip being 20 feet wide, lying 10 feet on each side of the centerline of the access road location, the centerline of the location and the end boundaries of the strip being more particularly described as follows:

Beginning at a point where the centerline of the access road crosses the south edge of Lemont and Yates Mountain Road, the said point being 37.5 feet left of the centerline of the transmission line location at survey station 2077+24.2, the said strip being bounded on the north end by the said road right-of-way line; thence with the meanders of the centerline of the access road in a southeasterly direction 283.8 feet to a point of terminus of the herein described strip, the said point being 37.5 feet left of the centerline of the location at survey station 2074+40.4.

The strip of land described above includes the centerline of the access road location for a net distance of 283.8 feet and contains 0.13 acre, more or less.

This description prepared from a survey by:

Barry E. Savage, RLS
Tennessee Valley Authority
1101 Market Street, MR 4B
Chattanooga, Tennessee 37402-2801
Tennessee License No. 1618

8/9/16
date rec'd 8/9/16
ck'd 08/11/16 jwo

EXHIBIT A

WATTS BAR-NASHVILLE
TRANSMISSION LINE

Cunningham Properties, LLC

A permanent easement for an access road on, over, and across a strip of land located in the First Civil District of Van Buren County, State of Tennessee, as shown on sheet 18 of US-TVA drawing LW-2250, revision 8, the said strip being 20 feet wide, lying 10 feet on each side of the centerline of the access road location, the centerline of the location and the end boundaries of the strip being more particularly described as follows:

Beginning at a point where the centerline of the access road crosses the north edge of Lemont and Yates Mountain Road, the said point being 32.5 feet right of the centerline of the transmission line location at survey station 2077+43.9, the said strip being bounded on the south end by the said road right-of-way line; thence with the meanders of the centerline of the access road in a northwesterly direction 136.7 feet to a point of terminus of the herein described strip, the said point being 30.8 feet right of the centerline of the location at survey station 2078+80.4.

The strip of land described above includes the centerline of the access road location for a net distance of 136.7 feet and contains 0.06 acre, more or less.

This description prepared from a survey by:

Barry E. Savage, RLS
Tennessee Valley Authority
1101 Market Street, MR 4B
Chattanooga, Tennessee 37402-2801
Tennessee License No. 1618

date rec'd 8/9/16
ck'd 08/11/16 jwo