

TAX MAP _____
PARCEL _____

**WATER & WASTEWATER AUTHORITY OF WILSON COUNTY, TENNESSEE
UTILITY EASEMENT**

WHEREAS, construction of utility facilities, as defined herein, will necessitate an easement upon a parcel of land owned by the undersigned in the ____ Civil District of Wilson County, Tennessee, with an address of _____ Wilson County, Tennessee, with said land being further identified by reference above to the Official Property Tax Maps of Wilson County.

For and in consideration of the mutual benefits that will accrue by reason of the proposed improvements, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold and by these presents does hereby transfer, convey and grant unto WATER & WASTEWATER AUTHORITY OF WILSON COUNTY, TENNESSEE, (“Grantee”), its successors and assigns, the perpetual right and easement to construct, operate, maintain, repair, replace, reinstall, inspect and test (1) sewer lines and wastewater reuse lines; (2) water lines and facilities, necessary structures and/or appurtenances and (3) such other utility services as Grantee may in the future provide, upon, under and across the Grantor’s property as herein described. Said easement shall have a width of thirty (30) feet and shall lie along the edge of the right of way of all publicly maintained roads on which the parcel fronts.

GRANTOR does hereby further grant, give, and convey unto Grantee temporary construction easements for the same purposes and running with and along the edge of the same rights of way as the previously described permanent easement, and having a width of fifty (50) feet.

GRANTOR does hereby grant, give and convey to Grantee a perpetual right to cut, trim or remove the trees, shrubbery, and like obstructions, and for the purpose of constructing, reconstructing, repairing, operating, maintaining, testing and reinstallation of said utility facilities along, upon, over and across the area of the perpetual easement. Grantor shall not construct or permit to be constructed any building, structure or obstruction on said permanent easement that will interfere with the allowed uses of the permanent easement.

Deed Reference: Being easements upon, over and across that property conveyed to Grantor by deed of record in Book _____, page _____ in the Office of the Register of Deeds for Wilson County, Tennessee.

TO HAVE AND TO HOLD said easements, with the estate, title and interest thereto, including all rights and powers therewith, unto the said Grantee, successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with said Grantee that Grantor is lawfully seized and possessed of said property; has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IT IS AGREED and understood that Grantee shall repair all damage done to fences and other structures at the time of installation or maintenance of the utility facilities and shall clean up and regrass according to present usage. No action shall be brought to enforce the obligations contained in this paragraph unless written notice describing the remaining work to be done shall be given by Grantor to the Grantee on or before ninety (90) days after the day that the utility service is made available for normal usage or in the case of future construction, maintenance or reinstallation, after the day that the activity is completed.

The portion of the parcel of land upon which said perpetual easement is granted shall remain the property of the Grantor and may be used by the Grantor for any purpose desired provided said use does not change the surface grade or contours, does not destroy, weaken, or damage the abovementioned improvements and does not interfere with the operation, testing or maintenance of the same.

As used herein, the singular includes the plural and the masculine includes the feminine and vice versa.

WITNESS our signatures hereto this _____ day of _____, 20____.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, _____, and _____, 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, having the lawful authority to do so.

WITNESS my hand and official seal at office this _____ day of _____, 20____.

Notary Public

My commission expires:
