

EASEMENT

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **FAIRFIELD GLADE COMMUNITY CLUB, (“Grantor”)**, has this day bargained and sold and by these presents does hereby quit-claim, transfer, and convey unto **Catherine Oaks, Patricia Davis and Cindy Harville, (collectively “Grantee”)**, their heirs and assigns, a mutual, non-exclusive easement to repair and maintain, for the benefit of Lot 58, Block 3, as appears on the plat of record at Plat Book 3, page 48, Register’s Office, Cumberland County, Tennessee, subject, however, to the terms and conditions set forth below, that part or portion of the residential improvement which encroaches upon Common Area of Grantor on Canterbury Lake, (**“Easement”**), which residential improvement encroachment is currently located on real property owned by the Grantor and is more specifically located as set forth on Exhibit “A”, attached hereto and incorporated herein by reference, said encroachment appearing in the Encroachment Detail, (**“Easement Area”**), on Exhibit “A”, which is an enlarged plat of the subject property, all of the same being located in the **SECOND CIVIL DISTRICT of Cumberland County, Tennessee.**

The Easement Area is located upon part of the same property acquired by Grantor by virtue of the deed of record at Book 97, pages 262, et seq., Register’s Office, Cumberland County, Tennessee.

This instrument prepared by:	MAP	077-I
LOONEY, LOONEY & CHADWELL, PLLC	GROUP	A
156 Rector Avenue, Crossville, Tennessee 38555	On PARCEL	027.00

Notwithstanding any term or provision herein to the contrary, in the event that the residential improvement which currently exists in the Easement Area is removed, destroyed, or disassembled, by anyone, for any reason whatsoever, or is removed or destroyed by an act of God, or by fire, (**“Termination Event”**), the improvement shall not be replaced by Grantee or anyone else, so as to encroach upon or across the Lot setback lines and Lot lines, and this Easement and the rights granted hereunder to Grantee shall terminate and be of no further force or effect. The improvement shall, once removed, destroyed or disassembled for any reason, be replaced or rebuilt, if at all, within the prescribed setback line of the Lot. Grantee, their heirs and assigns, shall not use the Easement Area for any other purpose whatsoever other than its existing use, and shall indemnify and hold harmless Grantor, its successors and assigns, from and against all claims, of any kind or type whatsoever, arising out of, or related directly or indirectly to, the Easement Area and the condition of the same from time to time.

[Signature lines follow on the next page.]

WITNESS our hands and signatures on this 3rd day of October, 2019.

Fairfield Glade Community Club

By: Robert P. Weber

Its: Ass. Secretary

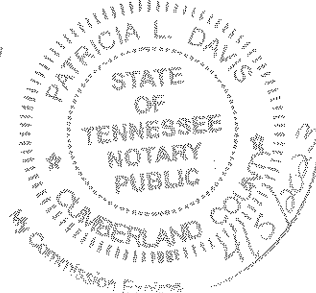
State of Tennessee)
County of Cumberland)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Robert P. Weber with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Secretary of **Fairfield Glade Community Club**, and that he as such Assistant Secretary being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Assistant Secretary

WITNESS my hand and seal of office this 3rd day of October, 2019.

Patricia L. Davis
NOTARY PUBLIC

My commission expires: 4/15/2023



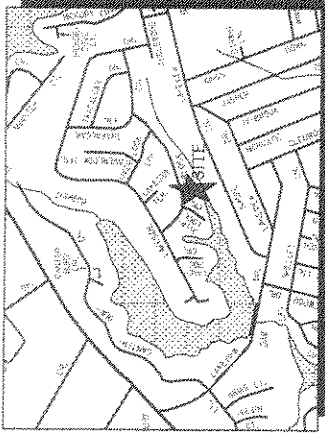
The name and address of the property owner is:

Cindy Harville
469 Pine Grove Road
Crossville, TN 38571

The name and address of the person or entity responsible for payment of real property taxes is:

SAME

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.



VICINITY MAP (NOT TO SCALE)



Handwritten signature

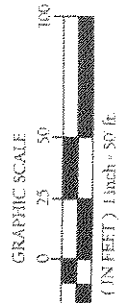
BOUNDARY SURVEY
CATHERINE OAKS AND
PATRICIA DAVIS PROPERTY

143 OVERLOOK COVE
 2nd CIVIL DISTRICT, CUMBERLAND COUNTY
 CROSSVILLE, TENNESSEE

SCALE: 1"=50' TAX MAP 0771-A, PARCEL 27.00
 ACREAGE: 0.55± 29 THD 08 08
 PROJECT NUMBER: 19 782 DATE: 07.29.2019 SHEET 1 of 1

WATKINS TECHNICAL LAND SURVEYING
 P.O. Box 10000
 214 East Stevens Street • Cookeville, Tennessee • 38501
 Phone: 931.526.5463
 Fax: 931.526.9600
 www.watkinslandsurveying.com

PLAT REFERENCE
 BEING LOT 58, BLOCK 3 OF A PLAT ENTITLED
 "CANTERBURY ADDITION OF FAIRFIELD GLADE"
 ON RECORD IN PLAT BOOK 3, PAGE 48, R.O.C.C.,
 TN.

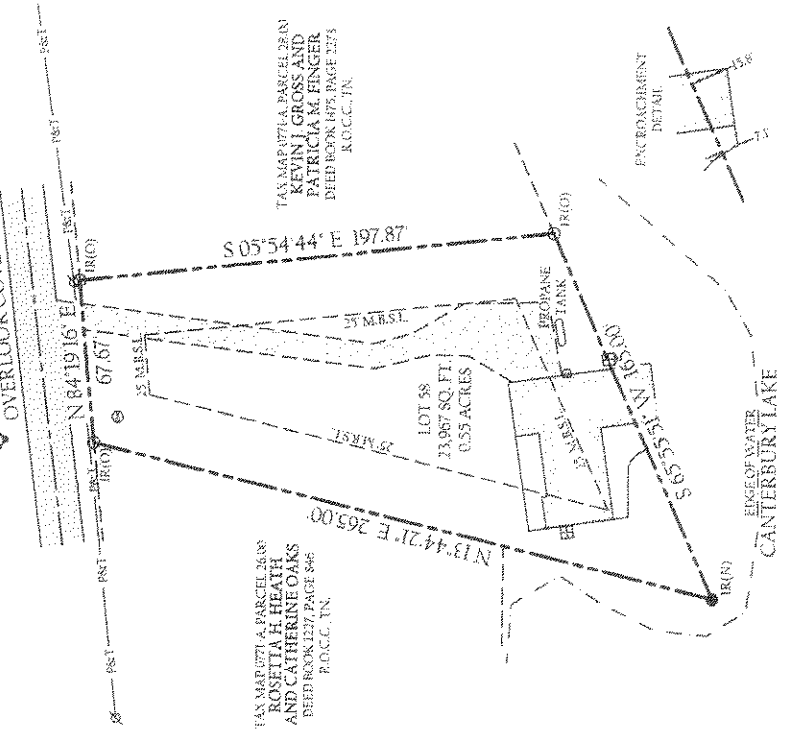


PARCEL REFERENCE
 BEING ALL OF PARCEL 27.00, AS SHOWN ON
 CUMBERLAND COUNTY TAX MAP 0771, GROUP
 'A'.

DEED REFERENCE
 BEING THE SAME PROPERTY CONVEYED TO
 CATHERINE OAKS AND PATRICIA DAVIS OF
 RECORD IN DEED BOOK 1227 PAGE 848, R.O.C.C.,
 TN.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY
 KNOWLEDGE, THAT THIS A CATEGORY "T"
 SURVEY AND THE RATIO OF PRECISION OF THE
 UNADJUSTED SURVEY IS GREATER THAN OR
 EQUIVALENT TO 1:10000 AS SHOWN HEREIN!

Handwritten signature
TAYLOR DILLEHAY R.L.S. #2597
 WHITENBURG LAND SURVEYING, LLC
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501



TOTAL AREA = 23,967 SQ. FT. OR 0.55 ACRES±

LEGEND

○ (R/O)	IRON REBAR (OLD)
● (R/O)	1/2" IRON REBAR (NEW)
⊙	ELECTRIC METER
⊞	HVAC UNIT
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	UTILITY POLE
⊞	POWER LINE
⊞	TELEPHONE LINE
⊞	MINIMUM BUILDING
⊞	SETBACK LINE
⊞	REGISTER'S OFFICE
⊞	POTNAM COUNTY, TN.
⊞	GRAVEL AREA
⊞	ASPHALT SURFACE

- GENERAL NOTES**
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE SURVEYING STANDARDS OF PRACTICE.
 - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
 - THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
 - THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR ELIMINATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
 - LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
 - ACCORDING TO FEMA FLOOD RATE INSURANCE MAP #19056C093D DATED 10-26-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.