

**LAW OFFICE OF JOE M. LAMBERT, JR.**

**ATTORNEYS AT LAW**

**100 Public Square North, Suite 3  
Shelbyville, TN 37160**

**Joe M. Lambert, Jr.  
Tamra L. Smith  
Barbara H. Thomas**

**Telephone (931) 684-9600  
Facsimile (931) 684-9603  
office@joemlambertlaw.com**

July 26, 2018

Mr. Shawn W. Roberts  
2320 Highway 41-A South  
Shelbyville, TN 37160

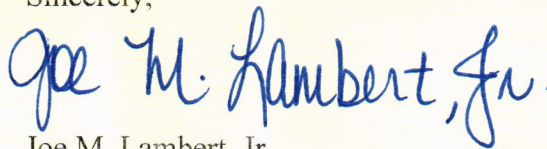
Re: Purchase from Rodney French

In reference to the above-mentioned transaction, please find enclosed the following:

<input type="checkbox"/> Preliminary Title Opinion	<input checked="" type="checkbox"/> Original Warranty Deed
<input type="checkbox"/> Final Title Opinion	<input checked="" type="checkbox"/> Original Access Easement
<input type="checkbox"/> Title Insurance Commitment	<input type="checkbox"/> Original Assignment
<input type="checkbox"/> Lender's Title Policy	<input type="checkbox"/> Refund Check
<input type="checkbox"/> Owner's Title Policy	<input type="checkbox"/> Other _____
<input type="checkbox"/> Billing Statement	<input type="checkbox"/> Other _____

Thank you for your business.

Sincerely,



Joe M. Lambert, Jr.

Enclosure as stated

Lambert

**ACCESS EASEMENT**

For and in consideration of the sum of One and 00/100 Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rodney S. French and wife, Mary Kelly French, (the "Grantor") hereby grants, bargains, sells, transfers and conveys unto Shawn W. Roberts, (the "Grantee") his heirs and assigns, a perpetual and permanent easement across and upon a certain tract of land in Bedford County, Tennessee, for the purpose of ingress and egress and for the installation, maintenance and repair of utilities, which easement is described as follows:

Beginning at the southernmost curve cut along the west margin of East Lane Street and the east margin of Grantor's property and running in a westwardly direction a distance of approximately one hundred twenty (120) feet at a width of approximately thirty (30) feet. See Exhibit A attached hereto for a diagram of said easement area.

Being part of the same property conveyed to Rodney S. French and wife, Mary Kelly French by deed from Jerry Wayne Burrow, of record in Deed Book 258, page 997, Register's Office for Bedford County, Tennessee.

Said easement is and shall be used only for the use and benefit of a tract of land owned by the Grantee that adjoins the above-described easement and shall be an easement running with the land.

To have and to hold said easement with the estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said easement and the underlying fee, has a good right to convey said easement, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend

Prepared By:  
Joe M. Lambert, Jr.  
Attorney at Law  
100 Public Square North, Suite 3  
Shelbyville, TN 37160  
(931) 684-9600

This 15 day of 5 20 18  
Ronda H. Clanton, T.C.A.  
Property Assessor, By: TB  
Bedford County, Tennessee

the title to said easement to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Grant has been executed this 11<sup>th</sup> day of May, 2018, at Shelbyville, Tennessee.

Rodney S French  
RODNEY S. FRENCH

Date: 5-11-18

Mary Kelly French  
MARY KELLY FRENCH

Date: 5-11-18

Shawn W. Roberts  
SHAWN W. ROBERTS

Date: 5/11/18

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICH IS GREATER IS \$-0-, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Lisa L. Hawkins  
AFFIANT

Subscribed and sworn to before me this the 11<sup>th</sup> day of May, 2018.

Dana McGee  
NOTARY PUBLIC or REGISTER

My Commission Expires: 8/14/18



# EXHIBIT A

VICINITY MAP

SITE

**SITE DATA:**  
 ZONING- C-2  
 USE-  
 STRUCKS- 5'  
 SIDE- 0'  
 REAR- 20'  
 PARKING SPACES REQUIRED- 21 SPACES FOR ANY BUILDING AREA 4,000 SQ. FT.  
 PARKING SPACES PROVIDED- 21 SPACES (1 HANDBAY SPACES PROVIDED)  
 BUILDING HEIGHT - 7'5" MAX

**OWNER:**  
 TIMOTHY PHILLIPS  
 1015 W. HARRISON STREET  
 CHATTANOOGA, TN

**PROPERTY ADDRESS:**  
 175 HANDBAY STREET

**TAX MAP INFO:** GROUP B, PARCELS 026.00, 026.00, & 027.00

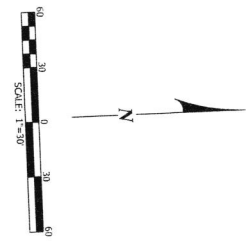
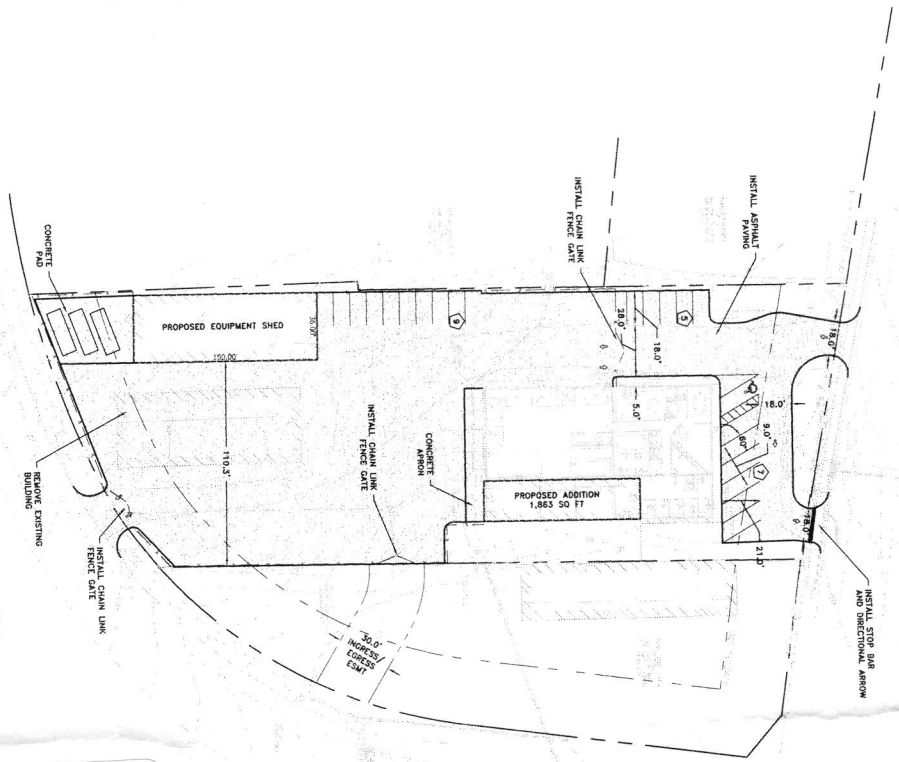
**FLOODING:**  
 FLOODING IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANEL 4700030302E WITH EFFECTIVE DATE OF AUGUST 21, 2010

**SITE STATISTICAL DATA:**  
 LOT AREA - 1.58 AC  
 LOT AREA - 1.58 AC  
 PRE-CONSTRUCTION IMPERVIOUS AREA - 0.00 AC  
 POST-CONSTRUCTION IMPERVIOUS AREA - 0.00 AC  
 LOT COVERAGE (BUILDING) (MIN) = 3%  
 LOT COVERAGE (BUILDING) FINAL = 0.0%

**GREEN AREA CALCULATIONS:**  
 GREEN AREA REQUIRED- N/A  
 GREEN AREA PROVIDED- 0%

**SUBMITTAL:** CONSISTS OF 8 PLAN SHEETS.

**NOTES:**  
 1. DAMAGE COLLECTION IS BY ROLL-CUT CART. NO DUMPSTER IS TO BE INSTALLED.  
 2. INSTALL SEWER CLEANOUTS OUTSIDE OF LANDSCAPED AREAS ARE TO BE TRAFFIC BARRING. (QUIN MODEL No. 1402)



BK/PG: D343/997-999  
 18003131



3 PGS:AL-EASEMENT	
RHONDA BATCH: 83699	
05/14/2018 - 01:50 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, BEDFORD COUNTY  
**JOHN H REED JR**  
 REGISTER OF DEEDS

JOB 583-04  
 SHEET 2.1  
 OF 2 SHEETS

SITE LAYOUT PLAN  
 D & R SIDING

**St. John ENGINEERING, LLC**  
 ENGINEERING • PLANNING • ENVIRONMENTAL CONSULTING  
 923 JACKSON STREET  
 MANCHESTER, TN 37355  
 PHONE: (615) 726-8998 • FAX: (615) 728-4357  
 WWW.STJOHNENGINEERING.COM

NO	DATE	REVISION	DR.	CHK.