

This instrument prepared by and return to:

Name of preparer

Address of preparer

Address of preparer

GRANTEE

Property Owner Receiving Easement

address

address

State Tax Map Number: 0000 0 000

SANITARY SEWER EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, NAME OF GRANTOR, hereinafter referred to as GRANTOR does hereby sell, transfer, and convey unto the NAME OF GRANTEE, hereinafter referred to as GRANTEE, a permanent easement through, over, and under the hereinafter described portion of our property located in Hamilton County, Tennessee, to wit:

SITUATED in the _____ area of Hamilton County, Tennessee, as shown by Deed of Record in Book 0000, Page 0000, in the Register's Office of Hamilton County, Tennessee, said easement being more particularly described as follows, to wit:

PERMANENT SANITARY SEWER EASEMENT

Being a permanent easement for the construction, operation, and maintenance of a sanitary sewer line, said easement shall be limited to a minimum area of twenty feet (10') in width, approximately five feet (5') in width on each side of the following described centerline, as shown on attached drawing by _____, drawing number _____, dated ____/____/____, a copy of which is made a part of by attachment hereto.

Said permanent sanitary sewer easement containing ____ Square Feet, more or less.

(Use legal description only if a drawing is unavailable for reference)

This is not a conveyance of the fee in said property, but only the rights, privileges and easements herein set forth.

This conveyance covers the underground sanitary sewer line as actually installed even though it may be at a reasonable variance with the above mentioned centerline and the drawings attached hereto.

Said GRANTEE agrees to see that the surface of the land is restored to as near the same condition as practicable by the GRANTEE.

Said easement is conveyed for sewer purposes and for the purpose of permitting the GRANTEE to construct and/or maintain a sanitary sewer and appurtenances, and the herein before recited consideration includes any other incidental damages of any kind or nature that may now or hereafter result to said property as a result of the GRANTEE constructing and/or maintaining a sanitary sewer and appurtenances on said easement.

GRANTOR agrees to the purpose of said easement and shall provide the GRANTEE unobstructed access to said easement in order for the GRANTEE to carry out said purpose.

It is understood that this sewer line will cross a vacant part of said property and that no buildings will be affected.

TO HAVE AND TO HOLD THE above-described easement for sewer purposes unto NAME OF GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20__.

Name of Grantor

Name of Grantor

**STATE OF TENNESSEE
COUNTY OF HAMILTON**

On this _____ day of _____, 20__, before me personally appeared **(name of person authorized to sign document)** to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledge that they executed the same as their free act and deed.

Given under my hand and seal of office, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

**STATE OF TENNESSEE
COUNTY OF HAMILTON**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant (Grantee)

Subscribed and sworn to before me on this the _____ day of _____, 20__.

My Commission Expires: _____

Notary Public