

This instrument was prepared with  
Information Provided By the Parties By:  
Bankers Title & Escrow Corporation  
3310 West End Avenue, 5th Floor  
Nashville, Tennessee 37203

**BILL GARRETT, Davidson County**

Trans: T20150090466 ESMT

Recvd: 10/23/15 11:17 5 pgs

Fees: 27.00 Taxes: 0.00



20151023-0108053

## JOINT DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT

This Agreement entered into this 11 day of Oct., 2015 by and between Jeannine W. Bowers (herein collectively "Bowers") and Structure Craft, LLC, a Tennessee limited liability company (herein "Structure Craft")

### RECITALS:

WHEREAS Bowers is the owner in fee simple of a certain parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Block D on the Plan of Cherokee Park, Section I, as of record in Book 547, page 169, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Eugene H. Bowers and wife Jeannine W. Bowers, by Warranty Deed from Lee Goldie of record in Book 4029, page 870 said Register's Office. The said Eugene H. Bowers having since died and Jeannine W. Bowers being the surviving tenant by the entireties.

WHEREAS Structure Craft is the owner in fee simple of a certain parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, Block D on the Plan of Cherokee Park, Section I, as of record in Book 547, page 169, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Structure Craft, LLC by Warranty Deed from Anne B. Wallace of record as Instrument Number 20140310-0019990 said Register's Office.

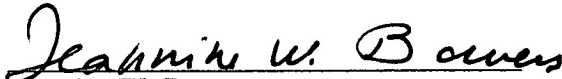
WHEREAS the parties intend to share a driveway located between the two properties, to grant an easement for the shared use of the driveway and to agree to the maintenance of the driveway.

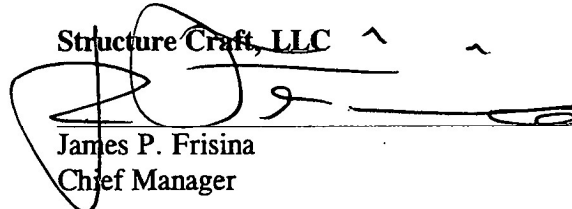
NOW THEREFORE, in consideration of these premises and other good and valuable consideration the receipt and legal sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Bowers and Structure Craft hereby grant one to the other the mutual right to use the driveway located upon each of their properties which driveway is described on the Exhibit "A" which is attached hereto and is herein incorporated by this reference ( the "Driveway"). The Driveway shall be for the benefit of both parties, their agents and invitees, their tenants, tenants agents and invitees, successors and assigns. Bowers and Structure Craft shall be jointly responsible to maintain the Driveway Easement, together with its improvements, in such a manner as to permit ingress and egress and insure that its drainage functions are maintained, and shall be jointly and equally responsible for all maintenance repairs and upkeep necessary to maintain the driveway and for the costs of such repairs, maintenance and upkeep. Notwithstanding the above, in the event the driveway easement and its improvements shall be damaged or require repairs, maintenance or upkeep as a result of the negligence or actions of a party to this Agreement, then the party causing the same shall timely and solely cause it its expense, all repairs , maintenance and upkeep to be performed.

This agreement shall run with the land and shall be binding upon the parties hereto, future owners of the subject properties, their heirs, successors and assigns.

Oct. 2015 IN WITNESS WHEREOF, we have hereunto set our hands this 11 day of

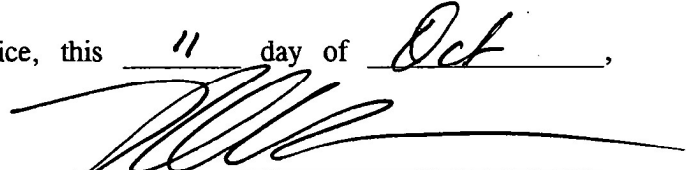
  
Jeannine W. Bowers

Structure Craft, LLC  
  
James P. Frisina  
Chief Manager

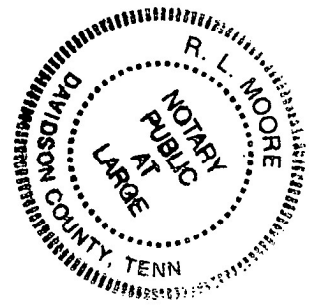
STATE OF TENNESSEE)  
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Jeannine W. Bowers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11 day of Oct, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: March 8, 2016



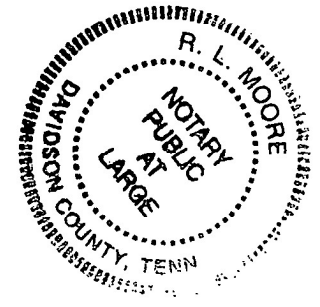
STATE OF TENNESSEE)  
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James P. Frisina with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Structure Craft, LLC. the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Structure Craft, LLC by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 11 day of Oct, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: March 8, 2016



STATE OF TENNESSEE  
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is -0-

Nancy Enrod  
Affiant

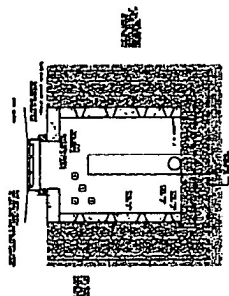
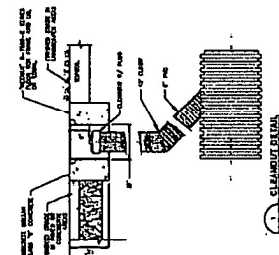
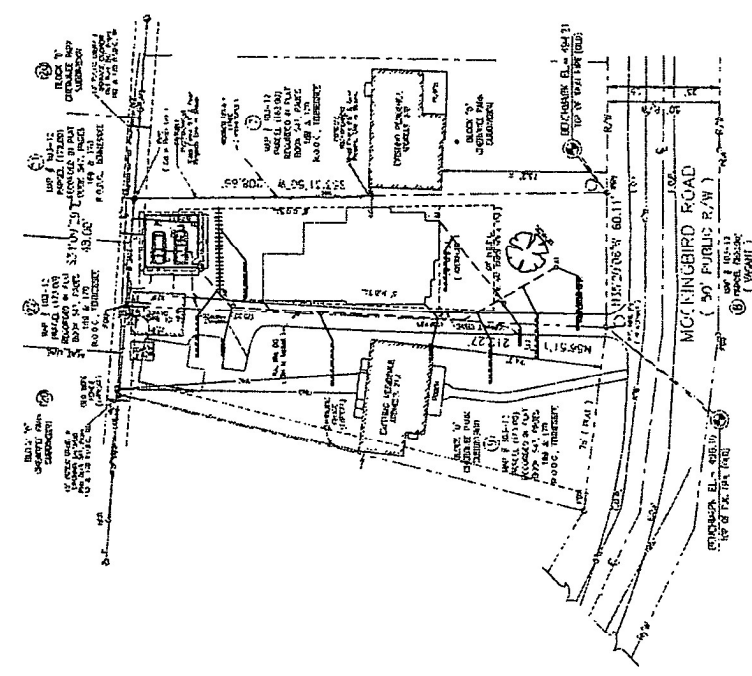
Subscribed and sworn to before me, this 11 day of October, 2015.

Priscilla Chubek  
Notary Public

My commission expires: March 1, 2016



**NOTES:**  
 1. THE WORK SHOWN HAS BEEN CHECKED BY MEANS OF CONVENTIONAL SURVEYING METHODS BY SURVEYOR  
 2. THE WORK SHOWN HAS BEEN CHECKED BY MEANS OF CONVENTIONAL SURVEYING METHODS BY SURVEYOR  
 3. THE WORK SHOWN HAS BEEN CHECKED BY MEANS OF CONVENTIONAL SURVEYING METHODS BY SURVEYOR  
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 10. THE WORK SHOWN HAS BEEN CHECKED BY MEANS OF CONVENTIONAL SURVEYING METHODS BY SURVEYOR



**FRISINA**  
 110 WOODBURN ROAD  
 BURNELL, ILLINOIS

**DRAINAGE PLAN**

Address: A. Stone  
 Engineering, P.C.  
 1000 W. 10th St.  
 Des Moines, IA 50319  
 Phone: 515-281-1111  
 Fax: 515-281-1112  
 Email: astone@astoneeng.com

Scale: 1" = 10'  
 Date: MAY 19th, 2013  
 Drawn by: A. Stone  
 Checked by: A. Stone  
 Project No.: 13010000000000000000

**C1.0**

1. APPROVED FOR SUBMITTAL TO THE CITY ENGINEER  
 2. APPROVED FOR SUBMITTAL TO THE CITY ENGINEER