Davidson County REST
Recvd: 01/20/06 14:36 7 pgs
Fees:37.00 Taxes:0.00
20060120-0007914

THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry, BPR #022044
Ortale, Kelley, Herbert & Crawford
200 Fourth Avenue North
P. O. Box 198985
Nashville, Tennessee 37219-8985

SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ANNEXING ADDITIONAL PROPERTY KNOWN AS SECTION III, THE TOWN CENTER HOMES AT LENOX VILLAGE

THIS SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS made this the 30th day of November, 2005, by **LENOX VILLAGE I, LLC,** and **LENOX VILLAGE, III, LLC,** both being Tennessee limited liability companies (hereinafter referred to collectively as **"FOUNDER"**) and **LENOX VILLAGE I, LLC**, a Tennessee limited liability company (hereinafter referred to as **"DECLARANT"**).

WITNESSETH:

WHEREAS, Founder has established a certain Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development (hereinafter referred to as **"Declaration"**) located in Nashville, Davidson County, Tennessee, of record as Instrument Number 20020315-0032826, Register's Office for Davidson County, Tennessee and as supplemented by Instrument of record as Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as amended by Instrument of Correction of record as Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, and Instrument No. 20050324-0032209 (as amended by Instrument No. 20050815-0096405) in said Register's Office for Davidson County, Tennessee; and

WHEREAS, Founder has established a Horizontal Property Regime pursuant to T.C.A. Section 66-27-101, et seq., with respect to certain residential condominium units known as the Town Center Homes at Lenox Village ("Condominiums") and subjected said Condominiums to the Declaration and special covenants and restrictions of the Condominiums pursuant to the supplement to the Declaration of record as Instrument No. 20031212-0178492 in the Register's Office of Davidson County (the "Condominium Supplement");

WHEREAS, pursuant to Article II, Section 2.2(b) of the Master Deed Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development (the "Master Deed Restrictions"), Declarant and Founder have annexed additional property identified on Exhibit A to this Supplemental Declaration (the "Additional Property"), and subjected said Additional Property to the covenants, conditions, and restrictions of the Master Deed Restrictions pursuant to the Supplemental Master Deed Restrictions of record as Instrument No. 20060120000791 7 in the Register's Office of Davidson County.

WHEREAS, pursuant to Article II, Section 2.3 of the Declaration, Declarant and Founder desire to annex said Additional Property identified on Exhibit A and more particularly depicted on Exhibit B, all of which are attached to this Supplemental Declaration and incorporated by reference herein, and have agreed to subject said Additional Property to the covenants, conditions, and restrictions of the Declaration; and

WHEREAS, Declarant and Founder desire to annex a certain portion of said Additional Property to the Condominiums, specifically Buildings X, Y, and Z, the condominium units contained therein, and all of the common elements associated therewith, all of which are depicted on Exhibit B_1 attached hereto (collectively, the "Section III Condominiums"), and further desires

to subject all of the property constituting the Section III Condominiums to the special covenants and restrictions of the Condominiums as set forth in the Condominium Supplement.

NOW THEREFORE, Founder and Declarant hereby agree as follows:

1. The property identified in Exhibit A attached hereto shall become subject to, and burdened by, the covenants, conditions, and restrictions of the Declaration, as amended and supplemented.

2. The description of the Section III Condominiums described in Exhibit B attached hereto shall serve as a general description and number for each condominium, expressing its area, location, and other data necessary for identification.

3. The Section III Condominiums shall become subject to and burdened by the special covenants and restrictions of the Condominiums as set forth in the Condominium Supplement.

4. All other items not heretofore amended or supplemented shall remain in full force and effect.

IN WITNESS WHEREOF, this Declaration has been executed by Founder and Declarant as of the day and year first above written.

FOUNDER:

LENOX VILLAGE I, LLC, a Tennessee limited liability company

By:_____
David C. McGowan, Jr., Chief Manager

LENOX VILLAGE III, LLC, a Tennessee limited liability company

By:_____
David C. McGowan, Jr., Chief Manager

DECLARANT:

LENOX VILLAGE I, LLC, a Tennessee limited liability company

By:_____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Lenox Village I, LLC and Lenox Village III, LLC, all being Tennessee limited liability companies, the within named bargainors, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the companies as Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of November, 2005.

Notary Public
My Commission Expires: 3/22/08



NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

EXHIBIT A

A tract of land in the Thirty-First Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Parcels 90.00, 91.00 and 93.00 as shown on Davidson County Tax Map No. 172 and being more particularly described as follows:

Beginning at a point on the easterly margin of Nolensville Pike, at the southwest corner of property conveyed to Howard Claude (Map 173-Parcel 63.00) as of record in Deed Book 6849, page 924, Register's Office for Davidson County, Tennessee; said point begin the most southerly corner of the herein described property; thence,

1. With the easterly margin of Nolensville Pike, North 39 degrees 43 minutes 05 seconds West, 67.57 feet to a point; thence,
2. In a northwestwardly direction with a curve to the right having a radius of 2,405.70 feet, a central angle of 04 degrees 32 minutes 53 seconds, for an arc length of 190.96 feet to a point; said curve has a chord bearing and distance of North 37 degrees 26 minutes 38 seconds West, 190.91 feet; thence,
3. Leaving said easterly margin, and with a severance line through Parcel 93.00-Tax Map No. 172, North 58 degrees 24 minutes 36 seconds East, 624.37 feet to a point, thence,
4. North 25 degrees 08 minutes 50 seconds West, 126.39 feet to a point; thence,
5. Northwestwardly with a curve to the right having a radius of 525.00-feet, a central angle of 08 degrees 08 minutes 18 seconds, for an arc length of 74.57 feet to a point; said curve has a chord bearing and distance of North 21 degrees 39 minutes 12 seconds West, 74.51 feet; thence
6. North 17 degrees 36 minutes 22 seconds West, 80.98 feet to a point lying inside of Parcel 90.00-Tax Map No. 172; thence,
7. Northwestwardly with a curve to the left having a radius of 9.00 feet, a central angle of 79 degrees 16 minutes 56 seconds, for an arc length of 12.45 feet to a point; said curve has a chord bearing and distance of North 57 degrees 14 minutes 50 seconds West, 11.48 feet; thence,
8. South 83 degrees 06 minutes 42 seconds West, 215.18 feet to a point lying inside Parcel 91.00-Tax Map No. 172; thence,
9. South 63 degrees 25 minutes 24 seconds West, 39.53 feet to a point; thence,
10. North 26 degrees 34 minutes 36 seconds West, 53.60 feet to a point; thence,
11. North 06 degrees 43 minutes 22 seconds West, 117.85 feet to a point on the original northerly boundary line of Parcel 90.00-Tax Map No. 172; thence,
12. With the northerly line of Parcel 90.00, North 83 degrees 06 minutes 42 seconds, East 385.66 feet to the northeasterly corner of said Parcel 90.00; thence,
13. With the easterly line of said Parcel 90.00, South 17 degrees 33 minutes 15 seconds East, 199.73 feet to a point; thence,
14. South 18 degrees 19 minutes 26 seconds East, 299.96 feet to a point; thence,
15. South 37 degrees 59 minutes 28 seconds East, 58.74 feet to the northeasterly corner of the aforementioned Howard Claude property; thence,

16. With the northerly property line of said Claude, South 50 degrees 47 minutes 10 seconds West, 702.21 feet to the Point of Beginning and containing 247,022 square feet or 5.67 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to Lenox Village III, LLC as of record in Instrument No. 20031105-0162517, Instrument No. 20040305-0025770, and Instrument No. 20031105-0162522, all in the Register's Office for Davidson County, Tennessee.

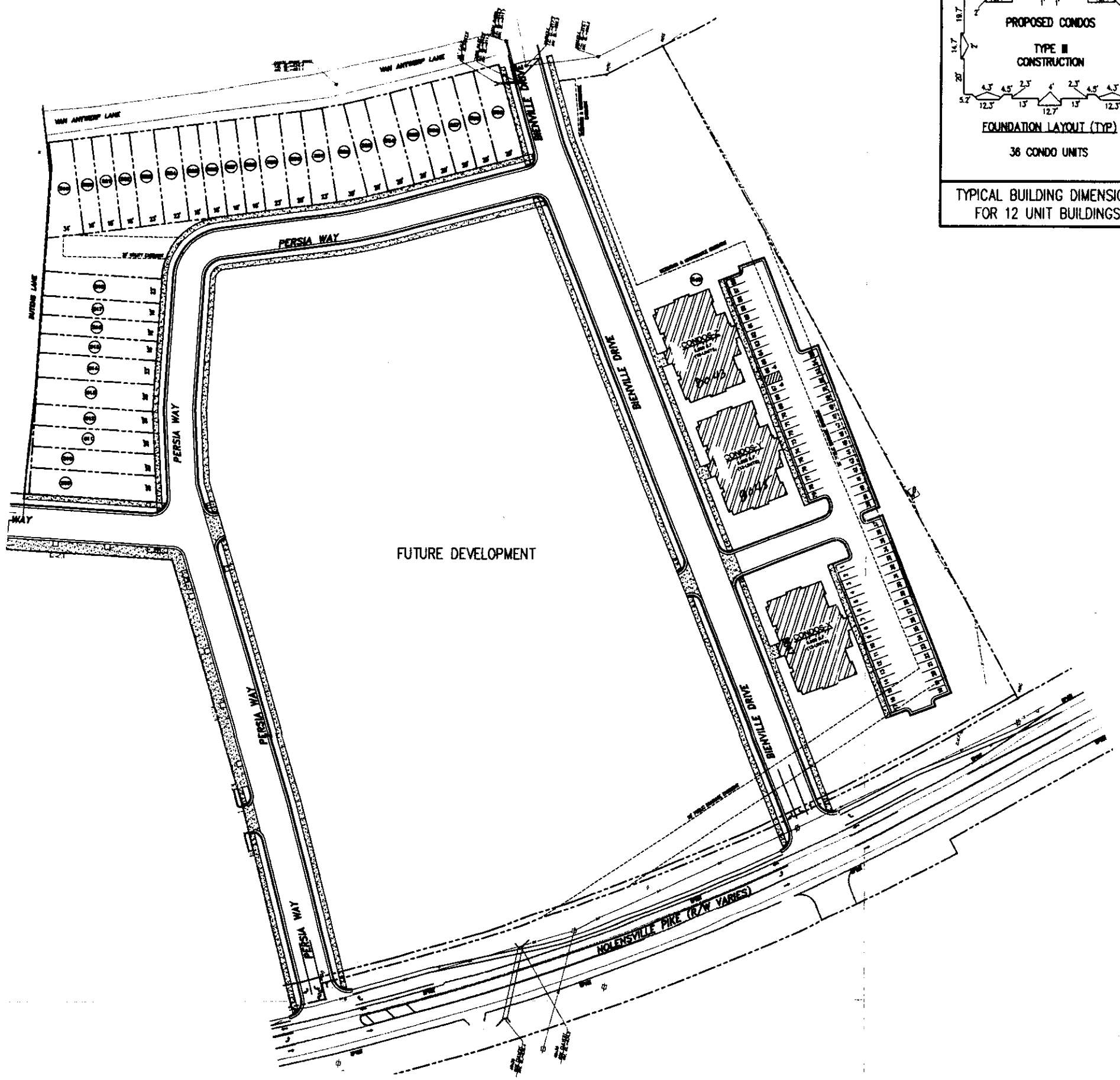
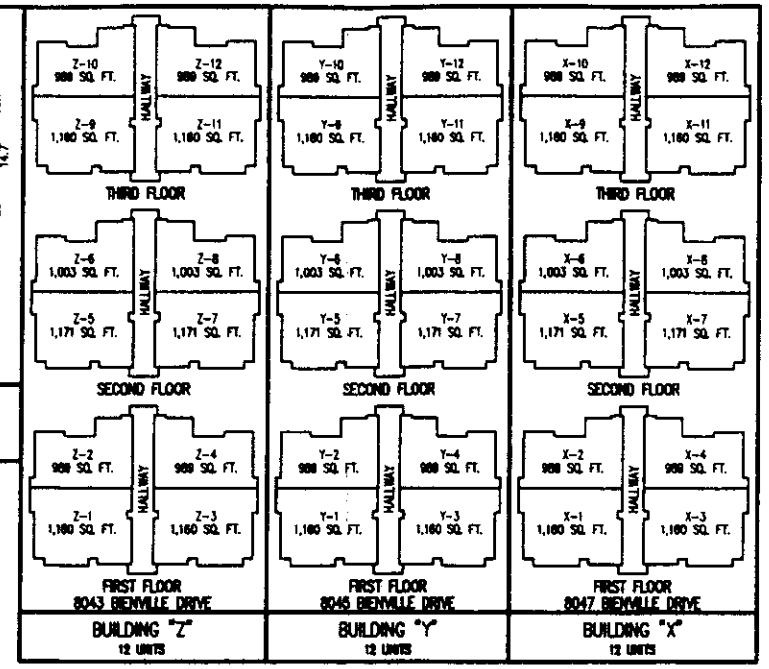
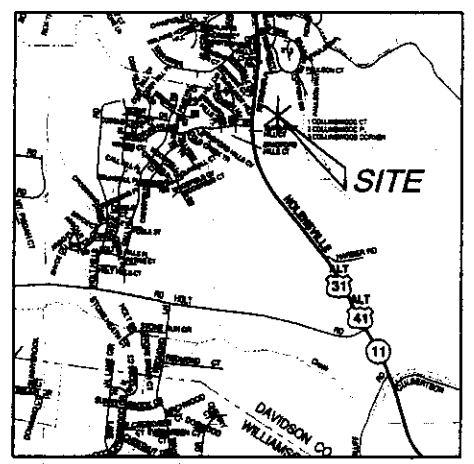


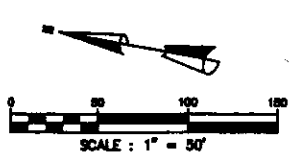
EXHIBIT B

TYPICAL BUILDING DIMENSIONS FOR 12 UNIT BUILDINGS



NOTE:
EACH CONDO BUILDING HAS INDIVIDUAL ADDRESS'S.
(BUILDING LETTER IS NOT PART OF THE UNIT #)





BATSON & ASSOCIATES
Civil Engineering Consultants
5151 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9353

GARRY M. BATSON REGISTERED ENGINEER STATE OF TENNESSEE

THE TOWN CENTER HOMES
AT LENOX VILLAGE
SECTION III

NASHVILLE, TN

MAP: 172 PARCEL: 244

DESCRIPTION	DATE
-	-

PROJECT NO.	-
DATE	2 NOV 2005
DRAWN BY	NN
CHECKED BY	GMB

BUILDING EXHIBIT

SHEET - OF -