Book B
SHR
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BILL GARRETT, Davidson County
Trans:T20110065646 DEEDMASTDC
Recvd: 10/20/11 10:07 5 pgs
Fees:27.00 Taxes:0.00
20111020-0081623

THIS INSTRUMENT PREPARED BY:
SHERRARD & ROE, PLC
150 3rd Avenue S., Suite 1100
Nashville, TN 37201

AMENDMENT NO. 1 TO DECLARATION

OF

GERMANTOWN STATION CONDOMINIUM

Germantown Station Homeowner's Association, Inc., a Tennessee non-profit corporation ("Association") and Germantown Station Homes, LLC, a Tennessee limited liability company (the "Declarant"), pursuant to the provisions of T.C.A. § 66-27-201 through 507, known as the Tennessee Condominium Act of 2008 (the "Act"), for the purpose of amending an existing condominium, do hereby declare as follows:

W I T N E S S E T H:

WHEREAS, the Declarant has heretofore submitted a certain tract or parcel of land (the "Property") in Davidson County, Tennessee, to condominium ownership pursuant to Declaration of Germantown Station Condominium of record in Instrument No. 20100804-0061209 in the Register's Office for Davidson County, Tennessee (the "Declaration");

WHEREAS, defined terms used in the Declaration and the Act and not otherwise defined herein shall have the same meanings ascribed to them in this Amendment No. 1;

WHEREAS, the section, paragraph and Exhibit designations in the Declaration shall be used to reference the amendments thereto hereinafter described;

WHEREAS, the Declarant is the Unit owner of Unit 5;

WHEREAS, the Declarant Control Period has not expired;

WHEREAS, pursuant to Section 4.5 of the Declaration the Declarant and its mortgagee have made application to the Board of Directors to subdivide Unit 5 into Unit 5A and Unit 5B as shown on the amended Plat attached to this Amendment as **Revised Exhibit B** and to divide the Allocated Interests for Unit 5 between Unit 5A and Unit 5B as shown on the **Revised Exhibit C** attached to this Amendment; and

WHEREAS, the Board of Directors has approved such application and the requested amendments to the Declaration hereinafter described; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

Section. 2.3. Plat. The Plat attached to the Declaration as **Exhibit B** is hereby amended by substituting therefor the attached **Revised Exhibit B**.

Section. 8.1. Common Elements. The Common Elements allocated to each Unit as reflected on Exhibit C is revised by substituting therefor the attached **Revised Exhibit C**.

Except as expressly modified hereby, all terms and provisions of the Declaration shall continue and remain in full force and effect.

IN WITNESS WHEREOF, the Association has certified the requisite approval and the adoption of the foregoing Amendment No. 1 to the Declaration as confirmed by its duly authorized President and Secretary on this 7th day of September, 2011, and the Declarant has executed the same as required by the Act.

Germantown Station Homeowner's Association, Inc., a Tennessee corporation

By: _____
Aaron White, President

By: _____
Hunter Connelly, Secretary

Germantown Station Homes, LLC

By: _____
Hunter Connelly, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Aaron White and Hunter Connelly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of Germantown Station Homeowner's Association, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary..

Witness my hand and seal at office in Nashville, Tennessee, this 7th day of September, 2011.

Notary Public

My Commission Expires: 07/2012

JONATHAN GISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

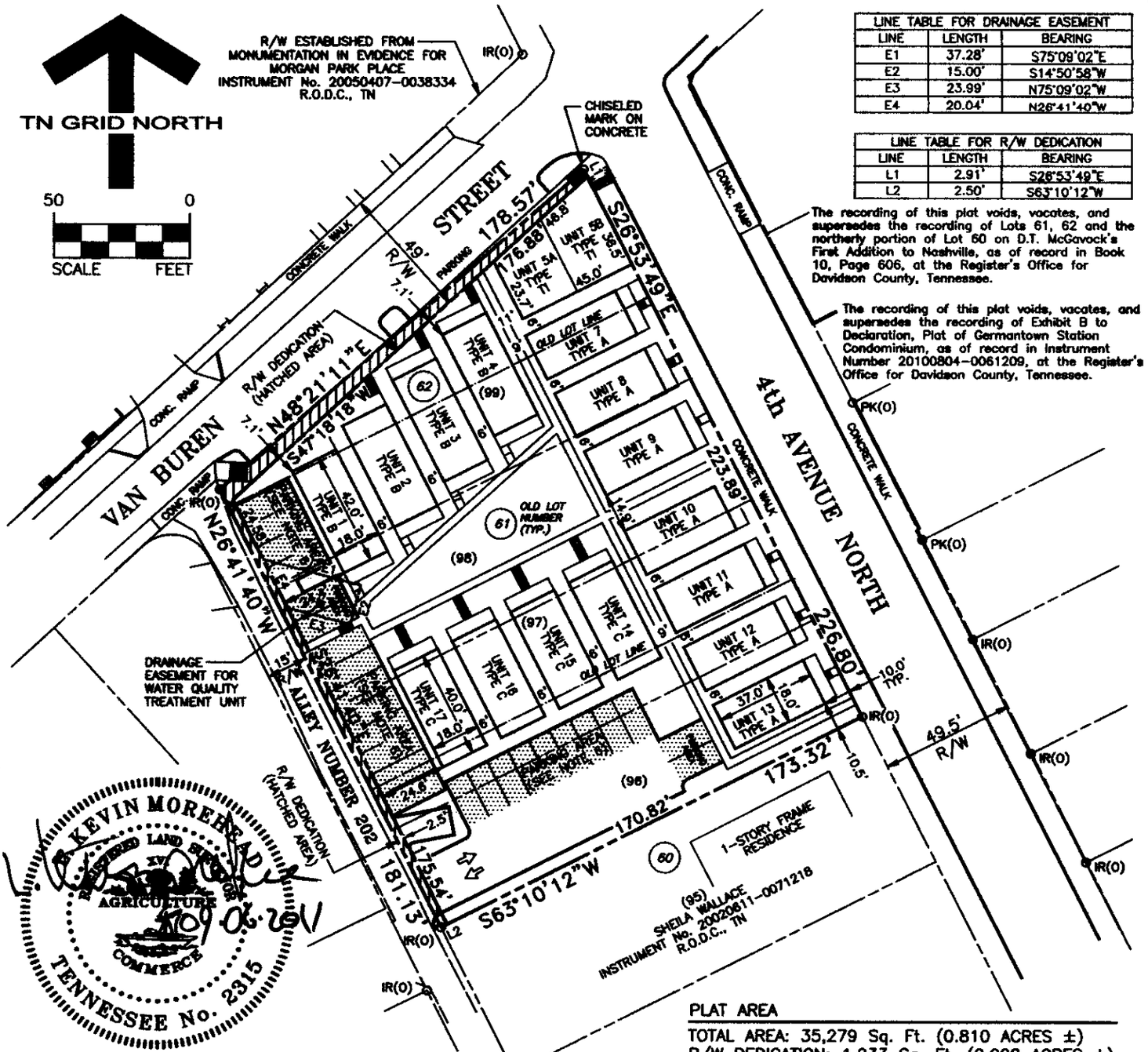
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hunter Connelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Germantown Station Homes, LLC, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 7th day of September, 2011.

Notary Public

My Commission Expires: 07/2012

JONATHAN GISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



LINE TABLE FOR DRAINAGE EASEMENT		
LINE	LENGTH	BEARING
E1	37.28'	S75°09'02"E
E2	15.00'	S14°50'58"W
E3	23.99'	N75°09'02"W
E4	20.04'	N26°41'40"W

LINE TABLE FOR R/W DEDICATION		
LINE	LENGTH	BEARING
L1	2.91'	S26°53'49"E
L2	2.50'	S63°10'12"W

The recording of this plat voids, vacates, and supersedes the recording of Lots 61, 62 and the northerly portion of Lot 60 on D.T. McGavock's First Addition to Nashville, as of record in Book 10, Page 606, at the Register's Office for Davidson County, Tennessee.

The recording of this plat voids, vacates, and supersedes the recording of Exhibit B to Declaration, Plat of Germantown Station Condominium, as of record in Instrument Number 20100804-0061209, at the Register's Office for Davidson County, Tennessee.

KEVIN MOREHEAD REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE COMMERCE TENNESSEE No. 2315 09.06.2011

I HEREBY CERTIFY THAT THIS A CATEGORY I (URBAN AND SUBDIVISION) SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS 1:10,000 OR GREATER. THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY T.C.A. §66-27-309.

L. Kevin Morehead 09.06.2011

Registered Land Surveyor TN #2315 Date

NOTES

1) PARCEL NUMBERS SHOWN THUS (22) REFER TO PROPERTY MAP 82-09.

2) PROPERTY IS PARCELS 96, 97, 98 & 99 ON PROPERTY MAP 82-09.

3) THIS PROPERTY IS CURRENTLY ZONED: MUN (MIXED-USE NEIGHBORHOOD) WITH AN OV-UZO, URBAN ZONING OVERLAY AND AN OV-HPL, HISTORICAL PRESERVATION LANDMARK OVERLAY.

4) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47037C0216F DATED: 04-20-01, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA. FLOOD ZONE: X

5) PROPERTY IS SUBJECT TO THE STORMWATER OPERATION & MAINTENANCE AGREEMENT, AS OF RECORD IN INSTRUMENT No. 20100621-0047868 AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6) DOT SHADED AREAS SHOWN HEREON INDICATE COMMON ELEMENTS WHICH MAY BE ALLOCATED AS LIMITED COMMON ELEMENTS.

PLAT AREA

TOTAL AREA: 35,279 Sq. Ft. (0.810 ACRES ±)
R/W DEDICATION: 1,233 Sq. Ft. (0.028 ACRES ±)
NEW PLAT AREA: 34,046 Sq. Ft. (0.782 ACRES ±)

Prepared By:
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REVISED EXHIBIT B TO DECLARATION

Plat of Germantown Station Condominium

VAN BUREN STREET at 4th AVENUE NORTH
URBAN SERVICES DISTRICT
COUNCILMANIC DISTRICT 19 (ERICA GILMORE)
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"= 50' - DATE: SEPTEMBER 06, 2011

REVISED EXHIBIT C

ALLOCATED INTERESTS

UNIT NO.	Percentage Interest in Common Elements	Size of Unit	Votes	Parking Spaces
Unit No. 1	6.40%	1,602	1	TBD
Unit No. 2	6.40%	1,602	1	TBD
Unit No. 3	6.40%	1,602	1	TBD
Unit No. 4	6.40%	1,602	1	TBD
Unit No. 5A	4.76%	1,200	1	TBD
Unit No. 5B	6.04%	1,520	1	TBD
Unit No. 7	5.60%	1,404	1	TBD
Unit No. 8	5.60%	1,404	1	TBD
Unit No. 9	5.60%	1,404	1	TBD
Unit No. 10	5.60%	1,404	1	TBD
Unit No. 11	5.60%	1,404	1	TBD
Unit No. 12	5.60%	1,404	1	TBD
Unit No. 13	5.60%	1,404	1	TBD
Unit No. 14	6.10%	1,530	1	TBD
Unit No. 15	6.10%	1,530	1	TBD
Unit No. 16	6.10%	1,530	1	TBD
Unit No. 17	6.10%	1,530	1	TBD
TOTAL	100.00%	25,076	17	

**TBD – To be designated by the Declarant