BILL GARRETT, Davidson County
Trans:T20140001093 DEEDMAST
Recvd: 01/06/14 16:06 8 pgs
Fees:42.00 Taxes:0.00
20140106-0001440

This instrument prepared by:
T. Chad White
Tune, Entrekin & White, PC
315 Deaderick Street, Suite 1700
Nashville, TN 37238

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR LEALAND COMMONS

A TOWNHOUSE PLANNED UNIT DEVELOPMENT

(Horizontal Property Regime with Private Elements)

This First Amendment to Declaration of Protective Covenants Conditions and Restrictions for Lealand Commons ("First Amendment") is made and entered into as of the date of the Recording of this instrument in the Register's Office for Davidson County, Tennessee, by Cornerstone Investments, Inc. ("Declarant"), a Tennessee For-Profit Corporation, being the owner of the Development Property, and any and all persons, firms, corporations or other entities, presently owning or hereafter acquiring any of the Development Property described herein.

WITNESSETH

WHEREAS, the Declarant previously established and recorded Declaration of Protective Covenants Conditions and Restrictions for Lealand Commons, a Horizontal Property Regime with Private Elements ("Original Horizontal Property Declaration") of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20130814-0085531 on August 14, 2013;

WHEREAS, the Development Property subject to this First Amendment is the Development Property described in the Original Horizontal Property Declaration;

WHEREAS, pursuant to the Original Horizontal Property Declaration, Declarant now desires to amend the Original Horizontal Property Declaration;

WHEREAS, the words defined in the Original Horizontal Property Declaration shall have the same meaning in this First Amendment.

NOW, THEREFORE, for and in consideration of the foregoing premises, Declarant hereby amends the Original Horizontal Property Declaration as follows:

1. Exhibit B and Exhibit C to the Original Horizontal Property Declaration shall be removed in its entirety and replaced by the Revised Exhibit B and Exhibit C attached hereto.

2. Article V, Paragraph 7, captioned Development Property Use Regulation, shall be deleted in its entirety and replaced by the following: "Intentionally Deleted."

3. Article VI, Paragraph 9, captioned Working Capital Fund Assessment shall be deleted in its entirety and replaced by the following: "Intentionally Deleted."

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be duly executed this the 3rd day of January, 2014.

CORNERSTONE INVESTMENTS, INC.

By: _____
Lane Wallace

Its: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

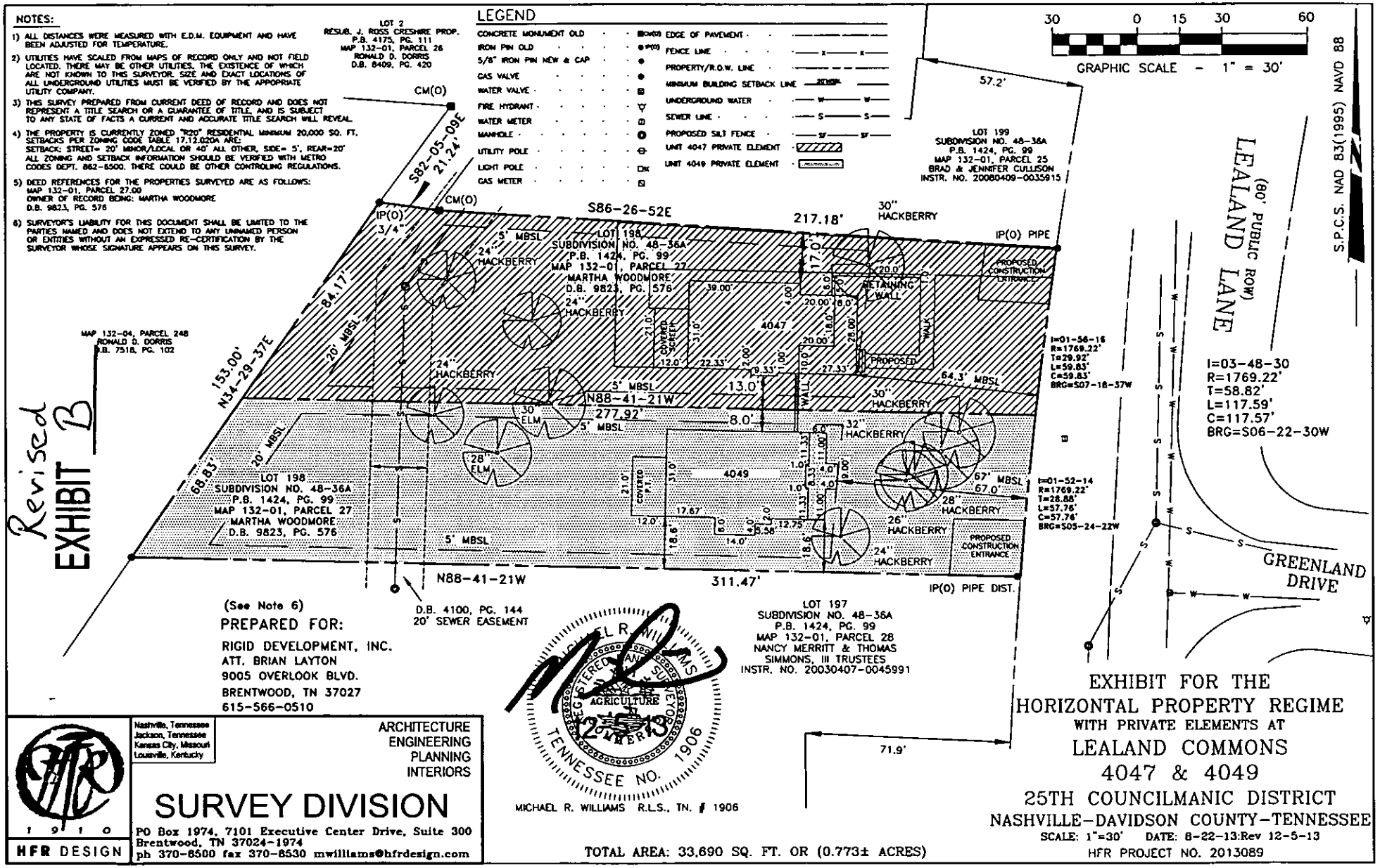
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LANE WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of CORNERSTONE INVESTMENTS, INC. (the "Corporation"), a Tennessee For-Profit Corporation, the bargainor, and that he as such Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Corporation by himself as such Officer.

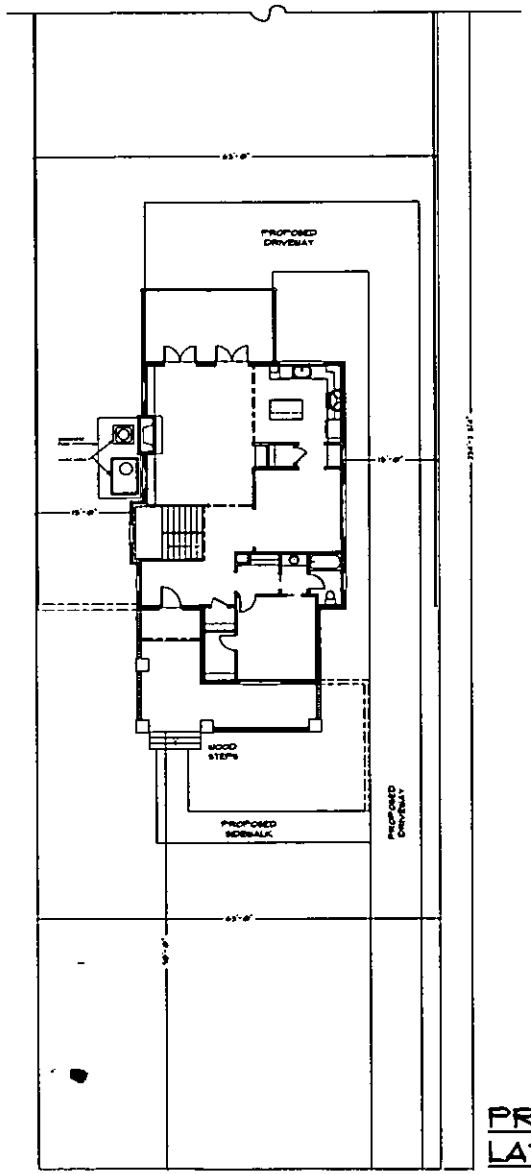
Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of January, 2013.

_____
Notary Public

My Commission Expires: 5/8/17

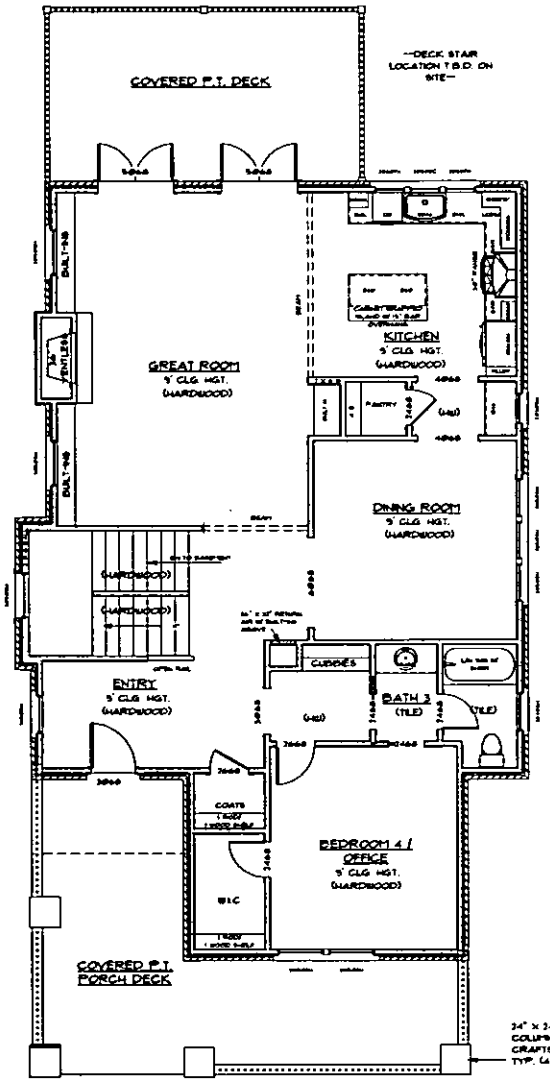
YVONNE NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.


NOTES:
1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPOPRIATE UTILITY COMPANY.
3) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
4) THE PROPERTY IS CURRENTLY ZONED "R20" RESIDENTIAL MINIMUM 20,000 SQ. FT. SETBACKS PER ZONING CODE TABLE 17.12.020A ARE: SETBACK: STREET= 20' MINOR/LOCAL OR 40' ALL OTHER, SIDE= 5', REAR=20' ALL ZONING AND SETBACK INFORMATION SHOULD BE VERIFIED WITH METRO CODES DEPT. 862-6500. THERE COULD BE OTHER CONTROLING REGULATIONS.
5) DEED REFERENCES FOR THE PROPERTIES SURVEYED ARE AS FOLLOWS: MAP 132-01, PARCEL 27.00 OWNER OF RECORD BEING: MARTHA WOODMORE D.B. 9823, PG. 576
6) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTIES NAMED AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
LEGEND
CONCRETE MONUMENT OLD
IRON PIN OLD
5/8" IRON PIN NEW & CAP
GAS VALVE
WATER VALVE
FIRE HYDRANT
WATER METER
MANHOLE
UTILITY POLE
LIGHT POLE
GAS METER
EDGE OF PAVEMENT
FENCE LINE
PROPERTY/R.O.W. LINE
MINIMUM BUILDING SETBACK LINE
UNDERGROUND WATER
SEWER LINE
PROPOSED SILT FENCE
UNIT 4047 PRIVATE ELEMENT
UNIT 4049 PRIVATE ELEMENT
30 0 15 30 60
GRAPHIC SCALE - 1" = 30'
S.P.C.S. NAD 83(1995) NAVD 88
LOT 2
RESUB. J. ROSS CRESHIRE PROP.
P.B. 4175, PG. 111
MAP 132-01, PARCEL 26
RONALD D. DORRIS
D.B. 8409, PG. 420
CM(O)
S82-05-09E
21.24'
IP(O) 3/4"
CM(O)
S86-26-52E
217.18'
30" HACKBERRY
IP(O) PIPE
57.2'
LOT 199
SUBDIVISION NO. 48-36A
P.B. 1424, PG. 99
MAP 132-01, PARCEL 25
BRAD & JENNIFER CULLISON
INSTR. NO. 20080409-0035915
LEALAND LANE
(80' PUBLIC ROW)
84.17'
N34-29-37E
153.00'
MAP 132-04, PARCEL 248
RONALD D. DORRIS
D.B. 7518, PG. 102
Revised EXHIBIT B
LOT 198
SUBDIVISION NO. 48-36A
P.B. 1424, PG. 99
MAP 132-01, PARCEL 27
MARTHA WOODMORE
D.B. 9823, PG. 576
24" HACKBERRY
5' MBSL
20' MBSL
24" HACKBERRY
24" HACKBERRY
20' MBSL
5' MBSL
N88-41-21W
277.92'
30" ELM
28" ELM
5' MBSL
68.83'
LOT 198
SUBDIVISION NO. 48-36A
P.B. 1424, PG. 99
MAP 132-01, PARCEL 27
MARTHA WOODMORE
D.B. 9823, PG. 576
5' MBSL
N88-41-21W
311.47'
IP(O) PIPE DIST.
D.B. 4100, PG. 144
20' SEWER EASEMENT
(See Note 6)
PREPARED FOR:
RIGID DEVELOPMENT, INC.
ATT. BRIAN LAYTON
9005 OVERLOOK BLVD.
BRENTWOOD, TN 37027
615-566-0510
4047
4049
COVERED P.T.
RETAINING WALL
PROPOSED CONSTRUCTION ENTRANCE
PROPOSED CONSTRUCTION ENTRANCE
WALK
WALL
13.0'
8.0'
64.3' MBSL
67' MBSL
67.0'
30" HACKBERRY
32" HACKBERRY
28" HACKBERRY
26" HACKBERRY
24" HACKBERRY
I=01-56-16
R=1769.22'
T=29.92'
L=59.83'
C=59.83'
BRG=S07-18-37W
I=01-52-14
R=1769.22'
T=28.88'
L=57.76'
C=57.76'
BRG=S05-24-22W
I=03-48-30
R=1769.22'
T=58.82'
L=117.59'
C=117.57'
BRG=S06-22-30W
GREENLAND DRIVE
LOT 197
SUBDIVISION NO. 48-36A
P.B. 1424, PG. 99
MAP 132-01, PARCEL 28
NANCY MERRITT & THOMAS SIMMONS, III TRUSTEES
INSTR. NO. 20030407-0045991
71.9'
MICHAEL R. WILLIAMS R.L.S., TN. # 1906
TOTAL AREA: 33,690 SQ. FT. OR (0.773± ACRES)
EXHIBIT FOR THE
HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS AT
LEALAND COMMONS
4047 & 4049
25TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
SCALE: 1"=30' DATE: 8-22-13:Rev 12-5-13
HFR PROJECT NO. 2013089
HFR DESIGN
1910
Nashville, Tennessee
Jackson, Tennessee
Kansas City, Missouri
Louisville, Kentucky
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
SURVEY DIVISION
PO Box 1974, 7101 Executive Center Drive, Suite 300
Brentwood, TN 37024-1974
ph 370-8500 fax 370-8530 mwilliams@hfrdesign.com



PROPOSED LOT LAYOUT

NOT TO SCALE



FIRST FLOOR PLAN

SQUARE FOOTAGE:

1ST FLOOR:	1457
2ND FLOOR:	1470
BASEMENT:	836
TOTAL LIVING:	3763
BASEMENT GARAGE:	528
FRONT WOOD PORCH:	354
REAR DECK:	252
TOTAL COVERED:	4897

FLOORING (AREA SQ. FT.)

INTERIOR AREA OF HARDWOOD:	2163
INTERIOR AREA OF TILE:	360
INTERIOR AREA OF CARPET:	945

TOTALS ARE EXACT, AND DO NOT INCLUDE ANY OVERAGE FOR WASTE.

TOTALS INCLUDE BASEMENT.

TODAY'S DATE: 5 DEC 13

ORIG DATE: 8/19/13

MOD. DATES: FINAL: 8/20/13 PER NOTE: 12/3/13

THESE PLANS ARE PROTECTED FROM PLAGIARISM AND UNAUTHORIZED CONSTRUCTION. ANY DESIGNS, ARRANGEMENTS OR PLANS SHOWN HEREIN SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SAID PLANS WILL BE PROSECUTED

DRAWN BY: SANDI

PREPARED FOR: RIGID DEVELOPMENT LEVEL 2 SPEC

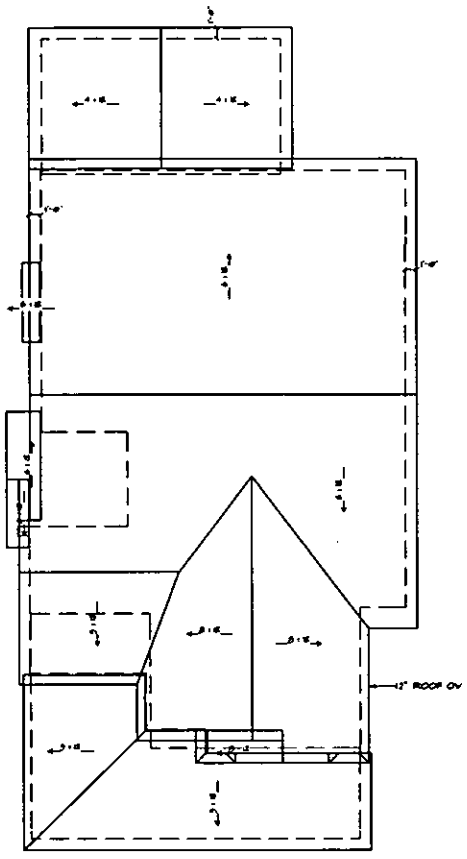
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SITE ADDRESS: 4941 LEALAND LANE

RIGID DEVELOPMENT

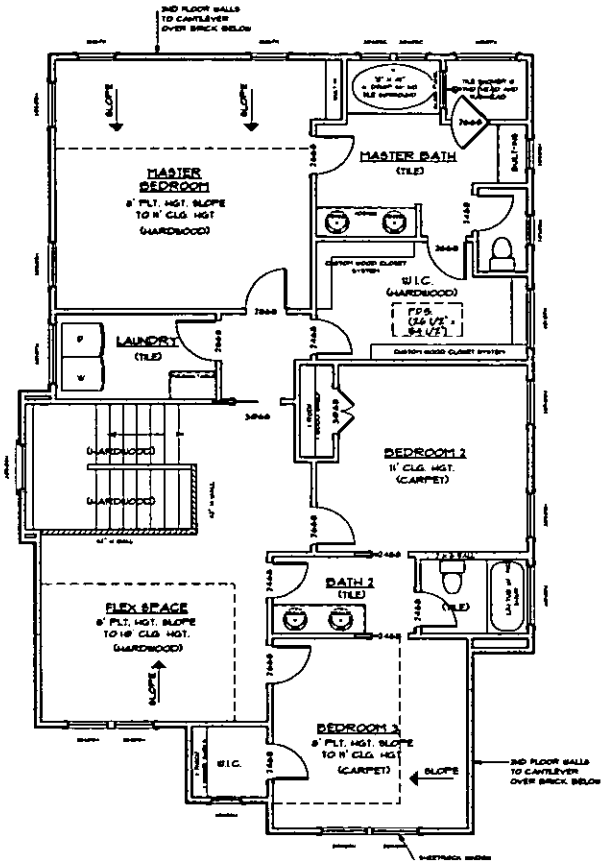
FLOOR PLAN

SHEET NO: 2 OF 6



ROOF PLAN

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN

SQUARE FOOTAGE:

1ST FLOOR:	1457
2ND FLOOR:	1478
BASEMENT:	836
TOTAL LIVING:	3763
BASEMENT GARAGE:	528
FRONT WOOD PORCH:	354
REAR DECK:	252
TOTAL COVERED:	4891

FLOORING (AREA SQ. FT.)

INTERIOR AREA OF HARDWOOD:	2163
INTERIOR AREA OF TILE:	360
INTERIOR AREA OF CARPET:	945

TOTALS ARE EXACT, AND DO NOT INCLUDE ANY OVERAGE FOR WASTE.

TOTALS INCLUDE BASEMENT.

TODAY'S DATE: 5 DEC 13

ORIG. DATE: 8/19/13

MOD. DATES: FINAL: 8/20/2013 PLAN NOTES: 12/9/13

THESE PLANS ARE PROTECTED FROM PLAGIARISM, ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR ASSIGNS WILL BE PROSECUTED.

DRAWN BY: SANDI

PREPARED FOR: RIGID DEVELOPMENT LEVEL 2 SPEC

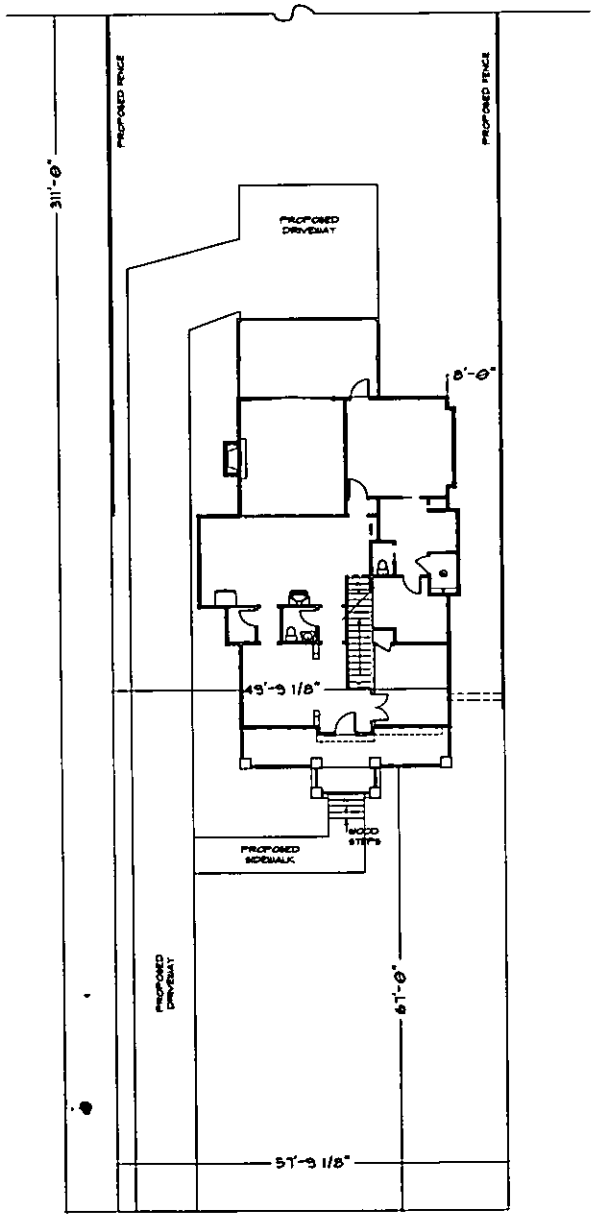
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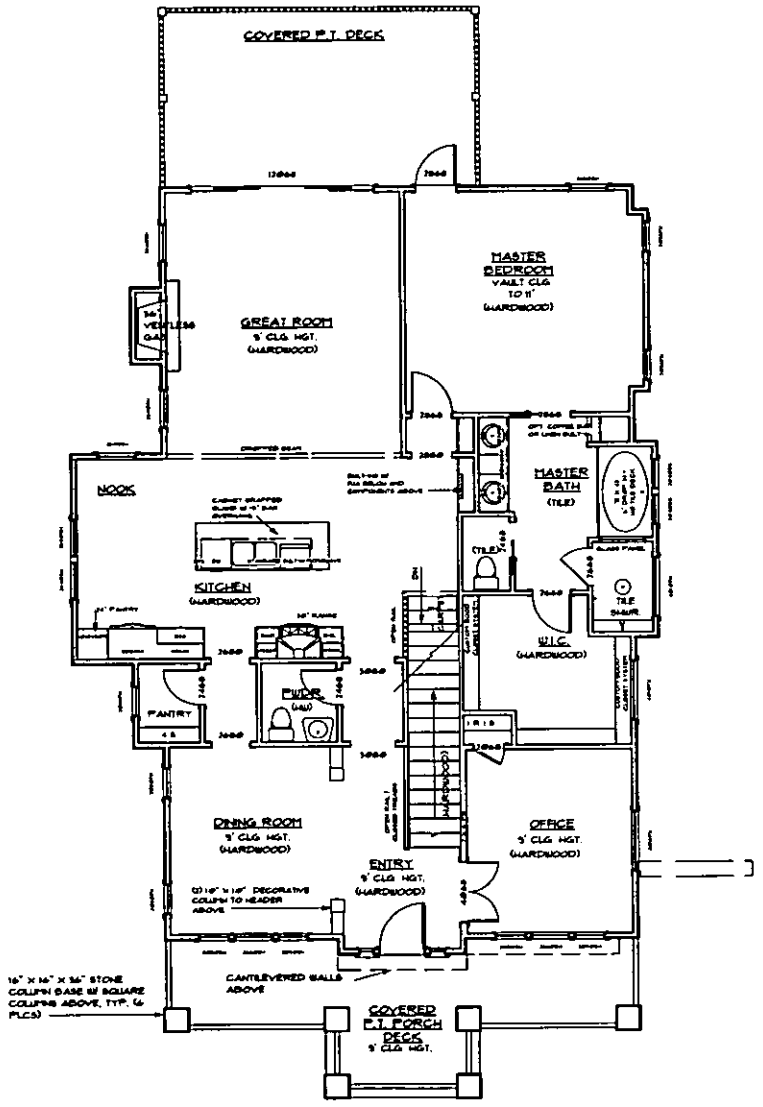
SITE ADDRESS: 4041 LEALAND LANE

RIGID DEVELOPMENT

FLOOR PLAN 2

SHEET NO.: 3 OF 6





FIRST FLOOR PLAN

SQUARE FOOTAGE:

1ST FLOOR:	1693
2ND FLOOR:	1190
BASEMENT:	1054
TOTAL LIVING:	3937
BASEMENT GARAGE:	538
FRONT WOOD PORCH:	214
REAR DECK:	252
TOTAL COVERED:	4941

FLOORING (AREA SQ. FT.)

INTERIOR AREA OF HARDWOOD:	2000
INTERIOR AREA OF TILE:	315
INTERIOR AREA OF CARPET:	1210

TOTALS ARE EXACT, AND DO NOT INCLUDE ANY OVERAGE FOR WASTE.

TOTALS INCLUDE BASEMENT.

TODAY'S DATE: 5 DEC 13

ORIG. DATE: 8/12/13

MOD. DATES: 8/16/13

DOOR & WIN. REV: 8/28/13

PTR NOTES: 12/3/13

THESE PLANS ARE PROTECTED FROM PLAGIARISM AND UNAUTHORIZED USE BY COPYRIGHT LAW. CONSTRUCTION FROM THESE PLANS WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR ITS AGENTS WILL BE PROSECUTED.

DRAWN BY: SANDI

PREPARED FOR: RIGID DEVELOPMENT LEVEL 2 SPEC

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

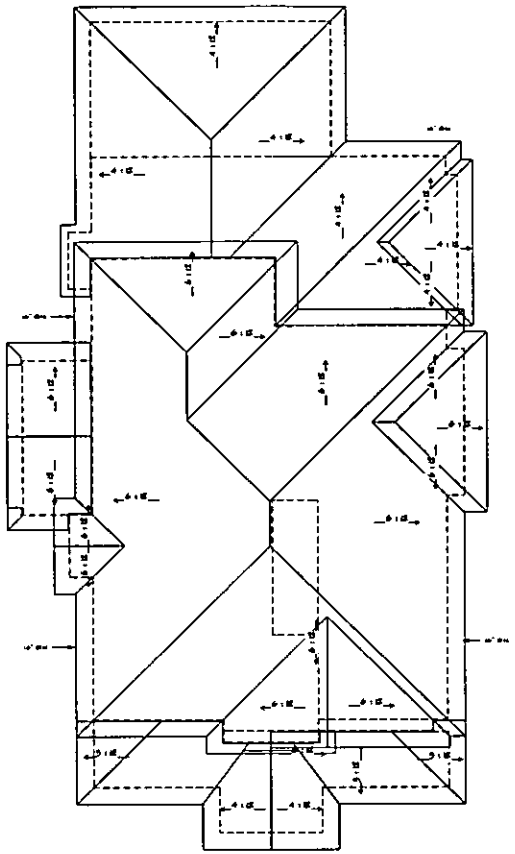
HOUSE PLAN: THE BEDFORD 3

SITE ADDRESS: 4049 LEALAND LANE

RIGID DEVELOPMENT

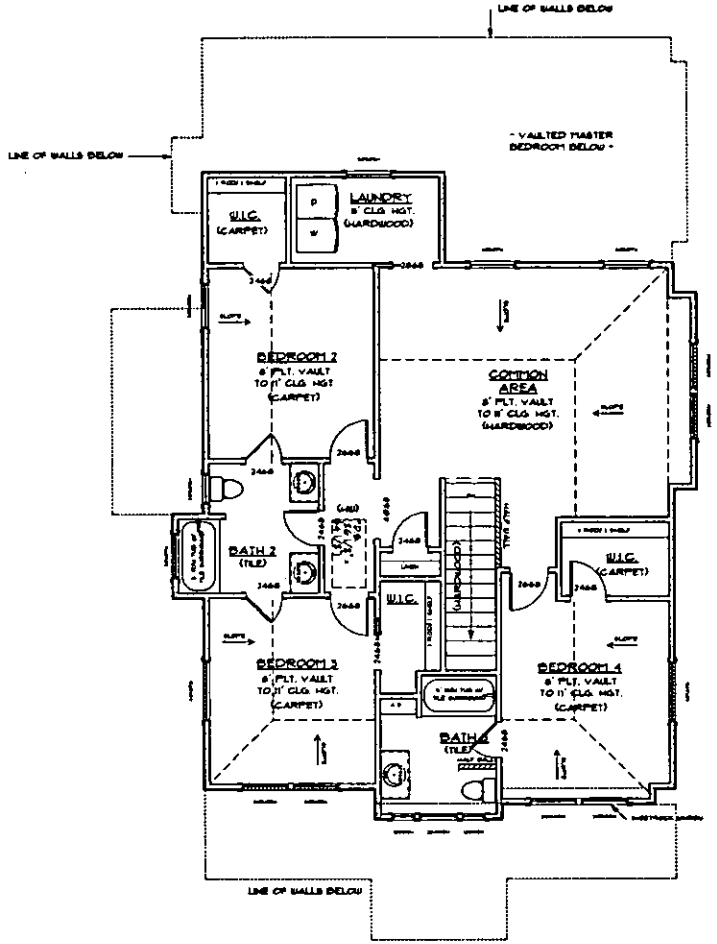
FLOOR PLAN

SHEET NO.: 2 OF 6



ROOF PLAN

SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN

SQUARE FOOTAGE:

1ST FLOOR:	1693
2ND FLOOR:	1190
BASEMENT:	1054
TOTAL LIVING:	3937
BASEMENT GARAGE:	538
FRONT WOOD PORCH:	214
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FLOORING (AREA SQ. FT.)

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INTERIOR AREA OF CARPET:	1210

TOTALS ARE EXACT, AND DO NOT INCLUDE ANY OVERAGE FOR WASTE.

TOTALS INCLUDE BASEMENT.

TODAY'S DATE: 5 DEC 13

ORIG. DATE: 8/12/13

MOD. DATES: 8/16/13

DOOR & WIN REVS 8/28/13

TYPE NOTES: 12/9/13

THESE PLANS ARE PROTECTED FROM PLAGIARISM AND UNAUTHORIZED REPRODUCTION OR USE BY CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY: SANDI

PREPARED FOR: RIGID DEVELOPMENT LEVEL 2 SPEC

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: THE BEDFORD 3

SITE ADDRESS: 4049 LEALAND LANE

RIGID DEVELOPMENT

FLOOR PLAN 2

SHEET NO: 3 OF 6

REVISED EXHIBIT C

Unit Identification & Assessment Allocation:

The Assessment percentage allocation, upon which percentage Assessments are to be paid, are as listed below. In the event, the number and or types of Units are to be increased or decreased or otherwise altered by Supplemental Instrument(s), declaration(s) or amendment(s) to the Declaration, the percentages listed herein may also change.

Bldg. No.	Unit No.	FLOOR PLAN	STREET ADDRESS	Common Assessment Allocation
N/A	4047	Shown on Site Plan	4047 Lealand Lane	1/2
N/A	4049	Shown on Site Plan	4049 Lealand Lane	1/2