PREPARED BY: ADVANTAGE TITLE AND ESCROW, INC.
BOX 13 3325 ASPEN GROVE DR. STE. 104
FRANKLIN, TN. 37067

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MASTER DEED
THE COTTAGES OF TREMONT

This MASTER DEED, made and entered into by Jason Bockman for the convenience hereinafter referred to as the "Declarant," for itself, its successors, grantees and assigns.

WITNESSETH:

WHEREAS, the Declarant is the legal title holder of certain improved real estate located in the county of Davidson, State of Tennessee, and described on Exhibit "A" attached hereto (the Parcel"); and

WHEREAS, the Declarant intends to and does hereby submit the above,-described parcel of real estate together with all buildings structures, improvements and other permanent fixtures of whatsoever kind thereon, and all rights and privileges belonging or in any way pertaining thereto (the "Property") to the provisions of the Horizontal Property Act of the State of Tennessee for the express purpose of establishing thereon a horizontal property regime to be known as The Cottages of Tremont: and

WHEREAS, the Declarant further desires to establish said horizontal property regime for the benefit of Declarant and for the mutual benefit of any future owners or occupants of the Property or any part thereof, and intends that all future owners, occupants, Mortgagees, and any other person hereinafter acquiring any interest in the Property, shall hold such interest subject to certain rights, easements and privileges in, over and upon the Property and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof, as hereinafter set forth, all of which is declared to be in furtherance of a plan to promote and protect the cooperative aspects of residence on the Property, and are established for the purpose of enhancing the value, desirability and attractiveness of the Property.

NOW, THEREFORE, the Declarant declares as follows:

1. Definitions, As used herein, unless the context otherwise requires;

(a) "Act" means the Horizontal Property Act of the State of Tennessee, Tennessee Code Annotated, 66-27-101, et seq.

(b) "Association" means The Cottages of Tremont Owner's Association, a Tennessee not-for-profit association.

(c) "Board" means the Board of Directors of The Cottages of Tremont Owner's Association, a Tennessee not-for-profit association.

(d) "Building" means the building located on the Parcel and forming part of the Property and containing the Units and Garages. The "Building" shall be as delineated on Exhibit "B" attached hereto.

(e) "Bylaws" means the Bylaws of The Cottages of Tremont attached hereto as Exhibit "C" and made a part hereof, as amended from time to time. For purposes of the Act, all provisions contained in the body of the Master Deed dealing with the administration and maintenance of the Property shall be deemed to be a part of the Bylaws.

(f) "Common Elements" means all of the Property except for the Units and Garages, and, without limiting, the generality of the forgoing, shall include those items defined as "General Common Elements" in the act, including the following:

(i) The Parcel;

(ii) All foundations, bearing walls and columns, beams, supports, roofs, a and entrances and exits or communication ways:

(iii) All basements, yards, and gardens, except as otherwise herein provided, stipulated, or

shown on Exhibit B;

(iv) All compartment or installations of central services, if any, which provide power, l light, gas, cold and hot water, and all devices or installations existing for common use (but not including installations situated entirely within a Unit and serving only such Unit);

(v) Pipes, ducts, electrical wiring and conduits (except pipes, ducts, electrical wiring and conduits situated entirely within a Unit and serving only such Unit

(vi) All other elements of the Building and parts of the Property desirable or rationally of common use or necessary or convenient to the existence, maintenance and safety of the condominium regime established by this Master Deed.

(g) "Declarant" means Jason Bockman their successors and assigns, provided such successors or assigns are designated in writing by Declarant as a successor or assign of the rights of Declarant set forth herein.

(h) "Limited Common Elements" means all Common Elements contiguous to and serving a single Unit or a certain number of Units to the exclusion of other Units, as an inseparable appurtenance thereto, the enjoyment, benefit or use of which is reserved to the lawful Occupants of such Unit or Units either in this Master Deed, on the Plat, or by later decision of all of the Unit Owners. Said Limited Common Elements shall include, but shall not be limited to, exterior doors, windows, and window frames and sash, any separate furnace, air conditioner, or water heater located within or adjacent to a Unit and serving only such Unit, and pipes, ducts, electrical wiring and conduits located entirely within a unit and serving only such Unit and any patio, deck or balcony adjacent to a Unit but serving only such Unit.

(i) "Majority" or "Majority of the Unit Owners" means the owners of more than fifty (50%) percent of the voting rights of the Unit Owners.

(j) "Master Deed" means this instrument, as amended from time to time.

(k) "Occupant" means a person or persons in possession of a Unit, regardless of whether said person is a Unit Owner.

(l) "Parcel" means the parcel of real estate, described on Exhibit "A" attached to this Master Deed.

(m) "Person" means a natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

(n) "Plat" means Exhibit "B" submitted pursuant to the provisions of the Act showing the number of each Unit, its area, location and other date necessary for identification.

(o) "Property" means all the land and space comprising the Parcel, and all improvements and structures thereon, including the Building and all easements, rights and appurtenances belonging thereto, and all furniture, furnishings, fixtures and equipment intended for the mutual use, benefit or enjoyment of the Unit Owners, submitted to the provisions of the Act.

(p) "Record" or "Recording" refers to the record or recording in the office of the Register of Deeds of Davidson County, Tennessee.

(q) "Unit" means an enclosed space consisting of one or more rooms occupying all or part of a floors in the building, which enclosed space is not owned in common with the Unit Owners of the other Units. Each Unit is numbered as shown on the Plat and shall include it's numbered garage, and the boundaries of each Unit shall be and are the unfinished interior surfaces of its perimeter walls, floor and ceilings. A Unit includes both the portion of the Building so described and the air space so encompassed, excepting Common Elements. Any Unit may be jointly or commonly owned by more than one person. It is intended that the term "Unit" as used in this Master

Deed shall have the same meaning as the term "Apartment" as used in the Act.

(r) "Unit Owner" means the person or persons whose estates or interests, individually or collectively, aggregate fee simple ownership of a Unit, and of the undivided interest in the Common Elements appurtenant thereto, and shall be deemed the same as a "co-worker" under the Act. Unless specifically provided otherwise herein, the Declarant shall be deemed a Unit Owner so long as Declarant is the legal title holder of any Unit.

(s) "Private Elements" means the lot area upon which each unit is located and the improvements now or hereafter located thereon. Exclusive ownership in fee simple and use of the Private Elements of each unit is reserved to such unit. The area of the Private Elements for each unit is as shown on the plat.

2. **Submission of Property to the Act.** The Declarant, by recording this Master Deed, does hereby submit and subject the Parcel and the Property to the provisions of the Act and hereby establishes a horizontal property regime as authorized and described in the Act and to be hereafter known as The Cottages of Tremont.

3. **Plat** The Plat sets forth the numbers, areas, locations, and other data, as required by the Act.

4. **Units.** The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown on the Plat along with its garage. Every deed, lease, mortgage, deed of trust or other instrument shall legally describe a Unit by its identifying number or symbol as shown on the Plat, and every such description shall be deemed good and sufficient for all purposes, as provided in the Act. Except as provided by the Act, no Unit Owner shall, by deed, plat, court decree or otherwise, subdivide or in any other matter cause such Owner's Unit to be separated into any tracts or parcels different from the whole Unit as shown on the Plat.

5. (a) **Association of Unit Owners and Administration and Operation of the Property.**
There has been or will be formed an Association having the name The Cottages of Tremont Owner's Association, a Tennessee not-for-profit association, which Association shall be governing body for all of the Unit Owners and shall be operated to provide for the maintenance, repair, replacement, administration, operation and care of the Property as provided in the Act the master Deed and Bylaws. The Bylaws for the Association shall be the Bylaws attached to this master Deed as Exhibit "C" and made a part hereof. The Board of Directors of the Association shall be elected and shall serve in accordance with provisions of the Bylaws. The fiscal year of the Association shall be determined by the Board, and may by changed from time to time as the Board deems advisable. The Association shall not be deemed to be conducting a business of any kind. All activities undertaken by the Association shall be for the use and benefit of Unit Owners in accordance with provisions of the Master Deed and Bylaws. Each Unit owner shall be a member of the Association so long as such Owner is a Unit Owner. A Unit Owner's membership shall automatically terminate when such Owner ceases to be a Unit Owner. Upon the conveyance or transfer of a Unit Owner's ownership interest to a new Unit Owner, the new Unit Owner shall simultaneously succeed to the former Unit Owner's membership in the Association. The aggregate number of votes for all members

Shall relate only this to individual condominium Unit and not to the condominium project as a whole.

(g) No Unit Owner, or any other party shall have priority over any rights of the first mortgagees of condominium Units and/or Common Elements.

(h) Any agreement for professional management of the condominium project, whether it be by the Declarant, the successors and assigns thereof, or any other person or entity, may be terminated on Ninety (90) days' written notice and the terms of any such contract shall so provide and shall not be of a duration in excess of three (3) years. Prior to passage of control from the Declarant, the Association shall not be bound, directly or indirectly, to contracts or leases unless there is a right of termination of such upon not more than ninety (90) days' notice without penalty.

(I) Upon written request, the Association shall give to my mortgagee of a Unit the FHLMC, FNMA, and lending institution servicing such mortgages as are acquired by the FHLMC or FNMA, or any insurer or guarantor of a mortgage or deed of trust on a Unit, timely notice in writing of any loss to or the taking of the Common Elements of the Condominium project of such loss or taking, exceeds Ten Thousand and no/100 Dollars ($10.000,00), or of any other condemnation or casualty loss that affects either a material portion of the project or the unit securing its mortgage a lapse, cancellation or material modification of any insurance policy of fidelity bond maintained by the Association, or any proposed action that requires the consent of a specified percentage of mortgagees. The Association may rely upon the information contained in the book entitled "Mortgages of Units" as must be established pursuant to the Bylaws, for a list of mortgagees to be notified hereby.
(j) The interest of a first mortgagee in a mortgaged Unit shall be superior to the interests of any other person, group, partnership, corporation, or entity of any kind, including, any interest the Board, the Declarant, or any Unit Owner may have in any portion of the premises, regardless of the nature of the interest or the manner in which it is acquired.

(k) Notwithstanding the above, any first mortgagee shall have all the rights granted to a first mortgagee herein, and in addition, shall have the rights granted to an institutional first mortgagee under its Deed of Trust, and under the laws of the State of Tennessee.

(l) A first mortgagee of a Unit Owner, upon written request, is entitled to written notification from the Association, of any default in the performance by such Unit Owner of any obligation under this Master Deed and/or Bylaws which is not cured within sixty (60) days.
(m) The casualty and liability insurance and fidelity bond coverage required to be maintained by the Association shall meet the requirements specified in FNMA selling Guide, VIII. Chapter 7, "Insurance Requirements.'

IN WHITNESS WHEREOF, the undersigned has executed this Master Deed thus 10 day of July 2014

DECLARANT

Jason Bockman

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public on and for said County and State, the within named Jason Bockman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee this the 10 day of July, 2014.

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 50 on the Plan of The Subdivision of a certain lots in the Boyd Ament Tract, as of record in Book 21, Page 83, and described as follows:

Said part of Lot 50 fronts 50 feet on the southerly side of Tremont, formerly Alabama or Hancock st reet and runs back between parallel lines 168 feet to an alley

Being the same property conveyed to Jason Bockman by deed in instrument # 20140421-0032907, said Register's Office.

EXHIBIT B

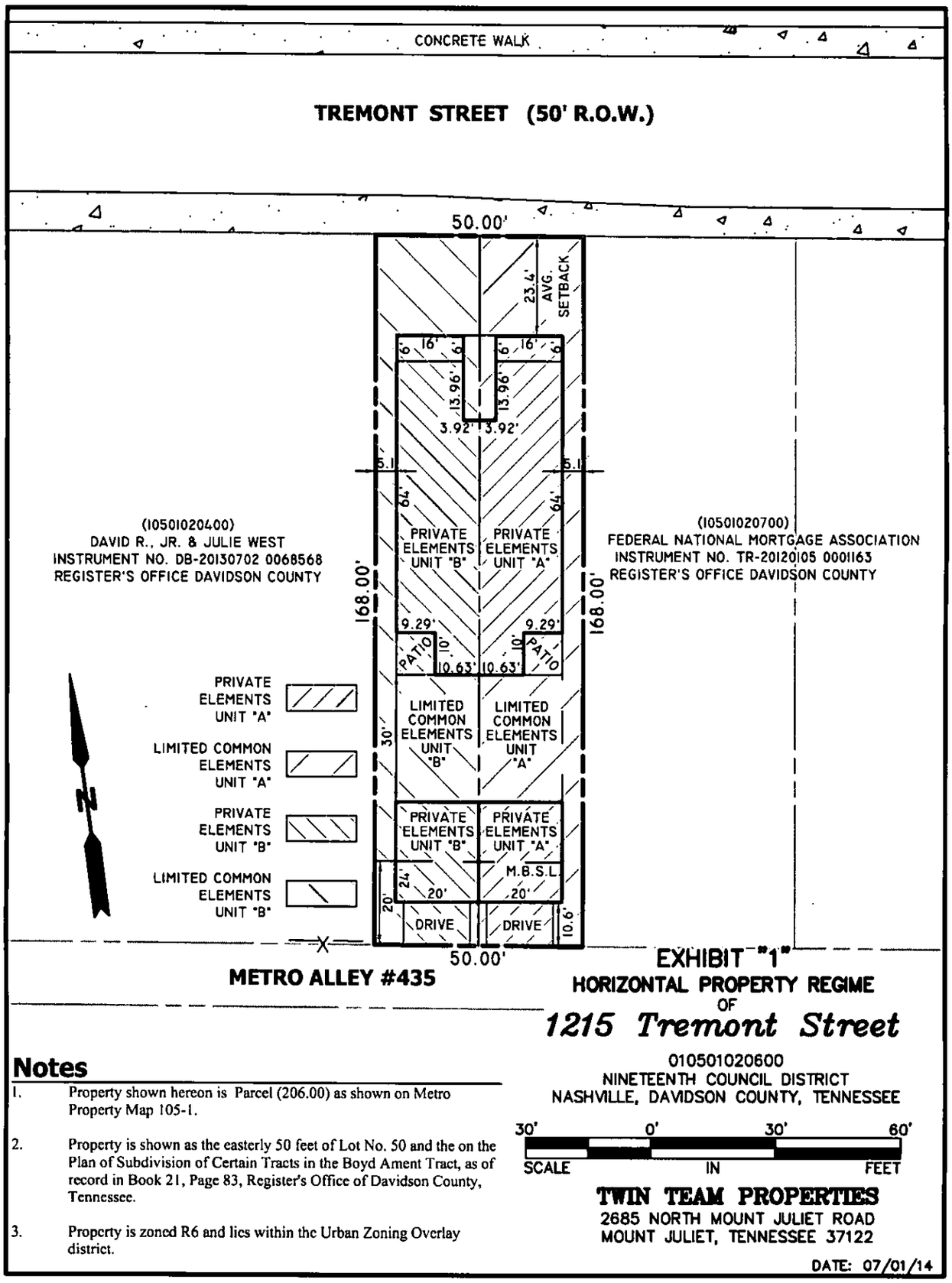


EXHIBIT "1"
HORIZONTAL PROPERTY REGIME
OF
1215 Tremont Street

010501020600
NINETEENTH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

30' 0' 30' 60'
SCALE IN FEET

TWIN TEAM PROPERTIES
2685 NORTH MOUNT JULIET ROAD
MOUNT JULIET, TENNESSEE 37122

DATE: 07/01/14

Notes

1. Property shown hereon is Parcel (206.00) as shown on Metro Property Map 105-1.
2. Property is shown as the easterly 50 feet of Lot No. 50 and the on the Plan of Subdivision of Certain Tracts in the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office of Davidson County, Tennessee.
3. Property is zoned R6 and lies within the Urban Zoning Overlay district.

Exhibit "C"
To
Master Deed

BYLAWS

OF

The Cottages of Tremont Owner's Association

ARTICLE I

Members (Unit Owners)

Section 1. Eligibility. The members of The Cottages of Tremont Owners' Association, a Tennessee not-for-profit association, shall consist of the respective Unit Owners of The Cottages of Tremont, (the "Property"), in accordance with the respective percentages of ownership interest in the Common Elements of the Property owned by the respective Unit Owners. These and other terms are used in the Bylaws as they are defined in the Master Deed for The Cottages of Tremont, which Master Deed is simultaneously recorded herewith in the office of the Register of Deeds of Davidson. The words "member" or "members" as used in these Bylaws mean and shall refer to "Unit Owner" or "Unit Owners," as they case may be, as defined in the Master Deed. If a Unit Owner is a trust, then the member shall be the beneficiary of such trust.

Section 2. Succession. The membership of each Unit Owner shall terminate when such member ceases to be a Unit Owner, and upon the sale, transfer or other disposition of such Owner's ownership interest in the Property, such Owner's membership in the Association shall automatically be transferred to the new Unit Owner succeeding to such ownership interest.

Section 3. Regular Meetings. The first regular annual meeting of Unit Owners (the "First Meeting" may be held, subject to the term hereof, on any date, at the option of the Board, provided, however, that said First Meeting shall be held not less than thirty (30) days and not more than one hundred twenty (120) days after Declarant has sold and delivered the deeds for all Units at any time brought under the provisions of the Master Deed, but in any event not later than three (3) years following conveyance of the first Unit by Declarant. Subsequent to the First Meeting, there shall be a regular annual meeting of Unit Owners held each year within fifteen (15) days after the end of each fiscal year of the Association. All such meetings of Unit Owners shall be held at such place in Davidson County, Tennessee, and at such time as specified in the written notice of such meeting which shall be delivered to all Unit Owners at least ten (10) days prior to the date of such meeting.

Section 4. Special Meetings. Special meetings of the Unit Owners may be called by the President or the directors of the Board, or by any Unit Owner. Said special meetings shall be called by delivering written notice to all Unit Owners not less than ten (10) days prior to the date of said meeting, stating the date, time and place of said special meeting and the matters to be considered.

Section 5. Delivery of Notice of Meetings. Notice of meetings may be delivered either personally or by mail to a Unit Owner at the address given to the Board by said Unit Owner for such purpose, or to the Unit Owner's Unit, if no address for such purpose has been given to the Board.

Section 6. Voting. The aggregate number of votes of all Unit Owners shall be equal to the total of all Units which are subject to the Master Deed, and shall be divided among the respective Unit Owners

Section 5. Interest of Valid First Mortgage. The interest of a valid first mortgage shall be superior to the interest of the Board in the event of a default, and nothing in this instrument shall be construed to the contrary. If the first mortgage had incorporated the terms of these Bylaws, the Master Deed and the contract in its deed of trust, then said first mortgage may at its option declare a default in its deed of trust by reason of any default hereunder, any may proceed to enforce its rights according to the terms of the deed of trust notwithstanding any enforcement instituted by the Board.

ARTICLE X

Definition of Terms

The terms used in these Bylaws, to the extend they are defined herein, shall have the same definition as set forth in the Master Deed for the horizontal property regime known as "The Cottages of Tremont" as such may be amended from time to time, which Master Deed is recorded in the Office of the Register of Deeds of Davidson County, TN.

The term "member" as used in these Bylaws, means "Unit Owner" as defined in the Master Deed.

ARTICLE XI

Conflicts

These Bylaws are set forth to comply with the requirements of Chapter 27 of Title 66, Tennessee Code Annotated, as it may be amended from time to time, and to allow the Bylaws to control in specific situations where such law allows. In case any of the Bylaws conflict with the provisions of said Statute of the Master Deed, the provisions of said statute or of the Master Deed, as the case may be, shall control.

The undersigned hereby certifies that the foregoing Bylaws were duly adopted as the Bylaws of The Cottages of Tremont Owner's Association.

Dated this 10 day of July 2014.

DECLARANT

Jason Bockman

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public on and for said County and State, the within named Jason Bockman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at NASHVILLE, Tennessee this 10, day July 2014.

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017