BILL GARRETT, Davidson County
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Fees:37.00 Taxes:0.00
20140731-0068480

THIS INSTRUMENT PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

AMENDMENT NO. 1
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
COTTAGES AT WEST LINDEN

Robert Kincaid (hereinafter referred to as the "Developer"), pursuant to the provisions of Tennessee Code Annotated § 66-27-101 et seq. under the Tennessee Horizontal Property Act (the "Act") for the purpose of amending the previously filed Declaration of Covenants, Conditions and Restrictions for Cottages at West Linden of record in Instrument No. 20140331-0026514 in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Declaration"), does hereby declare as follows:

WITNESSETH

WHEREAS, Developer heretofore submitted a certain tract or parcel of land (the "Property") in Davidson County, Tennessee to the Act pursuant to the Declaration; and

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

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

WHEREAS, the Developer, as the sole owner of the Property, has the right to amend the Plat and the Declaration; and

WHEREAS, the Developer desires to create additional Cottages, Common Elements or Limited Common Elements and amend the respective Percentages of Ownership; and

WHEREAS, the Developer desires to supplement the Legal Description attached to the Declaration as **Exhibit A**; and

WHEREAS, the Developer desires to replace the Plat attached to the Declaration as **Exhibit C**; and

WHEREAS, the Developer desires to replace the Percentage of Ownership Interest attached to the Declaration as **Exhibit D** therein.

NOW THEREFORE, the Developer does hereby amend and supplement the Declaration as follows:

1. The second to last sentence in Section 4 (a) of the Declaration shall be amended to say:

The aggregate number of votes for all members of the association shall be four (4).

2. The second sentence in Section 5 of the Bylaws attached to the Declaration as Exhibit B shall be amended to say:

The first annual meeting of the Association will be called by Developer at such time as, in its discretion, it deems best, but in no event shall it be later than thirty (30) days after four (4) Cottages are occupied.

3. The Legal Description attached to the Declaration as **Exhibit A** is hereby supplemented with the attached **Exhibit A-1**.

4. The Plat attached to the Declaration as **Exhibit C** is hereby amended by substituting therefore the attached **Exhibit C**. This **Exhibit C** voids, vacates and supersedes any previous **Exhibit C**.

5. The Percentage of Ownership Interest attached to the Declaration as **Exhibit D** is hereby amended by substituting therefore the attached **Exhibit D**. This **Exhibit D** voids, vacates and supersedes any previous **Exhibit D**.

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 Developer has caused the foregoing Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Cottages at West Linden to be executed and delivered by its duly authorized officer on this the 29th day of July, 2014.

DEVELOPER:

Robert Kincaid

STATE OF TENNESSEE)

COUNTY OF DAVIDSON .)

On this the 29th day of July, 2014, before me personally appeared Robert Kincaid, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2014.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A-1

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of the northwest part of Lot No. 29, Belair of record in Plat Book 3842, Page 69, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of West Linden Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Robert F. Kincaid, married by deed from Judy Wilson, married of record in Document Number 20130801-0080362, Register's Office for Davidson County, Tennessee.

EXHIBIT C

Plat
(See Attached)

THE UNDERSIGNED, PRESTON H QUIRK, ARCHITECT, LICENSED IN THE STATE OF TENNESSEE CERTIFIES THAT CONSTRUCTION OF THE BUILDINGS PROPOSED FOR WEST LINDEN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, COMPLIES WITH THE REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT AT SET FORTH IN TENNESSEE CODE ANOTATED SECTION 66-27-103(b) AND ARE IN COMPLIANCE WITH THE METROPOLITAN ZONING CODE FOR METROPOLITAN NASHVILLE & DAVIDSON COUNTY, DATED THIS 7TH DAY OF JANUARY, 2014

PRESTON H QUIRK, ARCHITECT

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-6248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

THE COTTAGES AT WEST LINDEN
A HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS
OWNER: ROB KINCAID
PROPERTY:

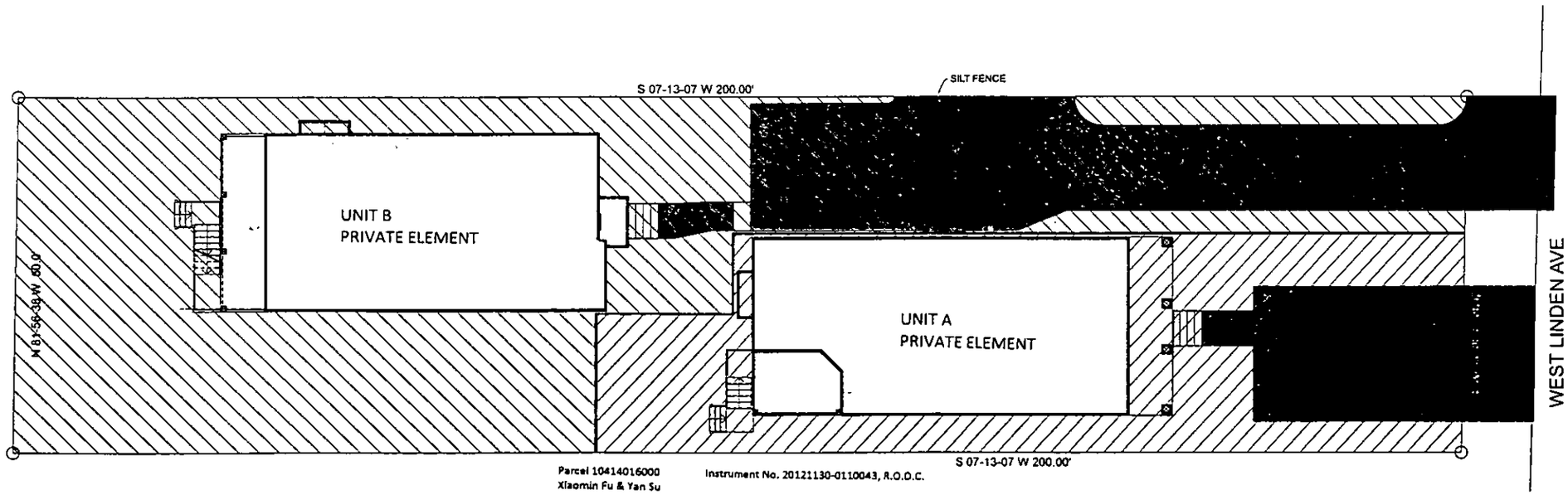
LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF THE NORTHWEST PART OF LOT NO. 29 BELAIR OF RECORD IN BOOK 3842, PAGE 59, R.O.D.C.

LEGEND

- LIMITED COMMON ELEMENT UNIT A
- LIMITED COMMON ELEMENT UNIT B

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GRAPHIC SCALE



THE UNDERSIGNED, PRESTON H QUIRK, ARCHITECT, LICENSED IN THE STATE OF TENNESSEE CERTIFIES THAT CONSTRUCTION OF THE BUILDINGS PROPOSED FOR WEST LINDEN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, COMPLIES WITH THE REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT AT SET FORTH IN TENNESSEE CODE ANOTATED SECTION 66-27-103(b) AND ARE IN COMPLIANCE WITH THE METROPOLITAN ZONING CODE FOR METROPOLITAN NASHVILLE & DAVIDSON COUNTY, DATED THIS 7TH DAY OF JANUARY, 2014

PRESTON H QUIRK, ARCHITECT

THE COTTAGES AT WEST LINDEN
A HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS
OWNER: ROB KINCAID
PROPERTY:
LOT NO. 1 ON THE PLAN OF THE
RESUBDIVISION OF THE
NORTHWEST PART OF LOT NO. 29
BELAIR OF RECORD IN BOOK 3842,
PAGE 69, R.O.D.C.

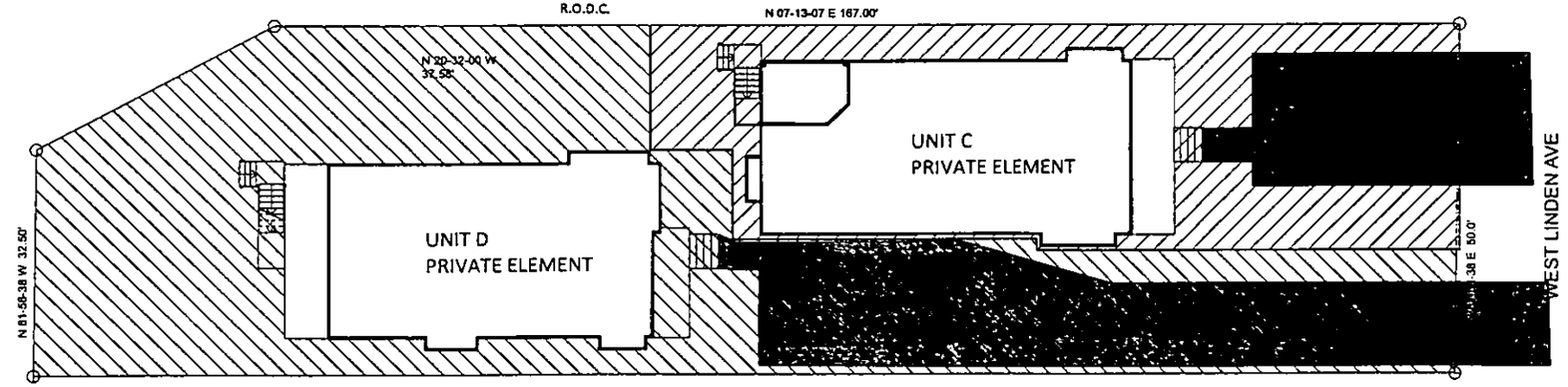
QUIRK DESIGNS
2601 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 298-6346 Fax: (615) 627-1298

LEGEND
UMITED COMMON ELEMENT – UNIT C
UMITED COMMON ELEMENT – UNIT D

N

GRAPHIC SCALE

Parcel 10414010400
Rhonda White
Book 10439, Page 246
R.O.D.C.



Parcel 10414015900
Robert F. Kincaid

Instrument No. 20130801-0080362, R.O.D.C.

EXHIBIT D

Percentage of Ownership Interest

Cottage Number	Percentage of Ownership
A	25%
B	25%
C	25%
D	25%