THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20150001370 DEEDMAST
Recvd: 01/07/15 10:45 7 pgs
Fees:37.00 Taxes:0.00
20150107-0001626

AMENDMENT NO. 1
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
COTTAGES AT WHITE OAK

CAR Investments, a Tennessee General Partnership, and Sunset Development, a Tennessee General Partnership (hereinafter collectively 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 White Oak of record in Instrument No. 20150107-0001625 in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Declaration"), does hereby declare as follows:

WITNESSETH

WHEREAS, CAR Investments 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. 1. Definitions.

(r) The definition of "Plat" shall be amended and restated in its entirety to read as follows:

> "Plat" means the representation of the Property prepared by the Developer and attached hereto as **Exhibit C** and **Exhibit C-1**, showing the number of each Cottage, and expressing its area, location and other data necessary for identification.

(u) The definition of "Property" shall be amended and restated in its entirety to read as follows:

> "Property" means all the land, property and space which is the subject of this Declaration as more particularly described on **Exhibit A** and **Exhibit A-1** hereto, and all structures and other improvements now or hereafter erected, constructed or contained therein or thereon, including without limitation the Buildings, and all easements, rights, privileges and appurtenances belonging or in any way pertaining thereto, and all furniture, furnishings, fixtures and equipment intended for the mutual use, benefit or enjoyment of the Cottage Owners.

2. 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 December, 2014.

CAR INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP

Laura Mitchell, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 29th day of December 2014 before me personally appeared Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Authorized Agent of CAR Investments, the within named bargainor, a Tennessee General Partnership, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

SUNSET DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP

Laura Mitchell, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 29th day of December 2014, before me personally appeared Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Authorized Agent of Sunset Development, the within named bargainor, a Tennessee General Partnership, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

EXHIBIT A-1

Legal Description

Land in Davidson County, Tennessee, being Lot 2, WHITE OAK SUBDIVISION, as shown on plat of record in Instrument No. 20070629-0078045, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday to Robert Kincaid as recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091126, in the Register's Office of Davidson County, Tennessee. Quitclaim Deed then recorded from Robert Kincaid to Sunset Development, a Tennessee General Partnership of record in Document Number 20141002-0091130, Register's Office for Davidson County, Tennessee.

EXHIBIT C-1

Plat
(See Attached)

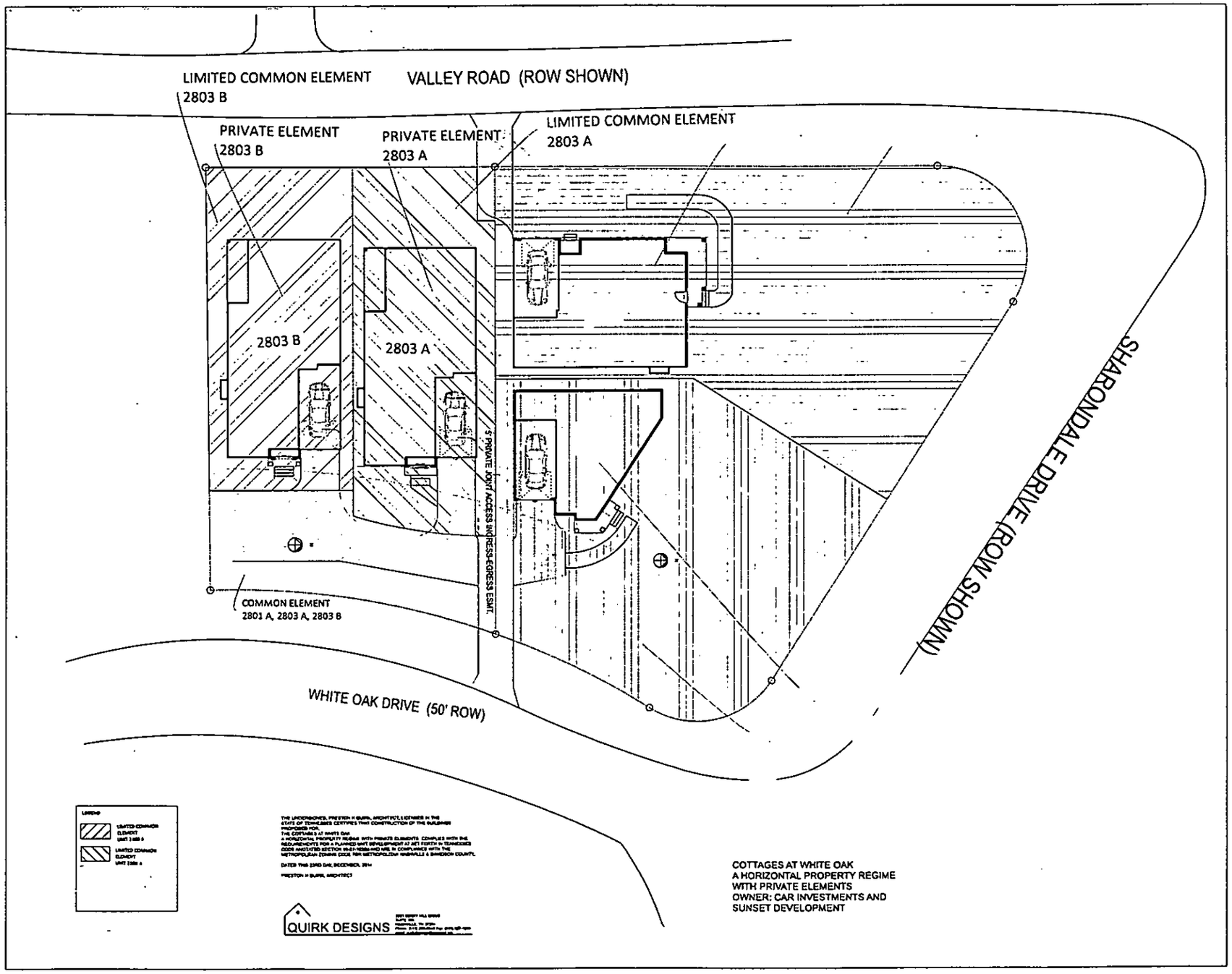

LIMITED COMMON ELEMENT
2803 B
VALLEY ROAD (ROW SHOWN)
PRIVATE ELEMENT
2803 B
PRIVATE ELEMENT
2803 A
LIMITED COMMON ELEMENT
2803 A
2803 B
2803 A
5' PRIVATE JOINT ACCESS INGRESS-EGRESS ESMT.
COMMON ELEMENT
2801 A, 2803 A, 2803 B
SHARONDALE DRIVE (ROW SHOWN)
WHITE OAK DRIVE (50' ROW)
LIMITED COMMON ELEMENT
UNIT 2803 B
LIMITED COMMON ELEMENT
UNIT 2803 A
QUIRK DESIGNS
COTTAGES AT WHITE OAK
A HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS
OWNER: CAR INVESTMENTS AND
SUNSET DEVELOPMENT

EXHIBIT D

Percentage of Ownership Interest

Cottage Number	Percentage of Ownership
2801 A	25%
2801 B	25%
2803 A	25%
2803 B	25%