This Instrument Prepared By:

John Cobb Rochford
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2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

Davidson County DEEDMAST
Recvd: 03/06/15 08:27 12 pgs
Fees:62.00 Taxes:0.00
20150306-0019139

DECLARATION
OF
OLD SOUTH ESTATES, A CONDOMINIUM

ARTICLE I
SUBMISSION; DEFINED TERMS

Section 1.1. Submission of Real Estate. Old South Construction, LLC, a Tennessee limited liability company (the "Declarant"), owner in fee simple of the real estate described in Section 2.2 located in Davidson County, Tennessee, hereby submits the real estate, together with all easements, rights and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Property") to the provisions of T.C.A. § 66-27-201 through 507, known as the Tennessee Condominium Act of 2008 (the "Act").

Section 1.2. Defined Terms. Each capitalized term not otherwise defined in this Declaration or in the Plat shall have the meanings specified or used in the Act.

ARTICLE II
NAMES; DESCRIPTION OF REAL ESTATE; PLAT AND PLANS

Section 2.1. Names.

(a) Condominium. The name of the Condominium is OLD SOUTH ESTATES, A CONDOMINIUM.

(b) Association. The name of the Association is 4709 Dakota Avenue Homeowners' Association, an unincorporated association.

(c) Bylaws. The bylaws of the Association are attached hereto as Exhibit "C".

Section 2.2. Real Estate. The Condominium is located in Davidson County, Tennessee. The real estate of the Condominium is described in Exhibit "A".

Section 2.3. Plat. The Plat attached hereto as Exhibit "B" is made a part of this Declaration for the purpose of describing the Condominium and the Units.

ARTICLE III
THE ASSOCIATION

Section 3.1. Authority. The business affairs of the Condominium shall be managed by the Association. The Association shall be governed in accordance with its Bylaws, as amended from time to time.

Section 3.2. Powers. The Association shall have all of the powers, authority and duties permitted pursuant to the Act necessary and proper to manage the business and affairs of the Condominium.

ARTICLE IV
UNITS

Section 4.1. Identification of Units. The identifying number of each Unit is shown on the Plat.

Section 4.2. Unit Boundaries. The boundaries of each Unit are located as shown on the Plat. Each Unit is more particularly described as a separate free standing building and garage, together with the land located under said free standing building and garage, together with the heating, hot water and air conditioning apparatus exclusively serving the Unit whether or not located within the boundaries of the Unit.

Section 4.3. Alterations of Units. Subject to the rights of the owner of the other Unit to approve any modification to the exterior of the Unit, which approval will not be unreasonably withheld, a Unit may be improved or altered as provided in Section 66-27-311 of the Act.

ARTICLE V
LIMITED COMMON ELEMENTS

Section 5.1. Limited Common Elements. A "Limited Common Element" means a portion of the Common Elements, designated in this Declaration, or on the Plat, or by the Act, for the exclusive use of one of the Units.

ARTICLE VI
MAINTENANCE, REPAIR AND REPLACEMENT

Section 6.1. Units. The Owner of a Unit shall maintain, repair and replace the Unit.

Section 6.2. Limited Common Elements. The Owner of a Unit to which the Limited Common Elements described herein or in Exhibit "B" are allocated shall maintain, repair and replace those Limited Common Elements.

Section 6.3. Expense Allocation. Any Common Expense associated with the maintenance, repair or replacement of a Limited Common Element shall be assessed to the Unit to which the Limited Common Element is assigned.

ARTICLE VII
DEVELOPMENT RIGHTS

The Declarant reserves the right to amend this Declaration or the Plat, except for amendments altering the boundaries between adjoining Units, subdividing Units, and changing the allocated percentage of ownership allocated to such Units owned by the Declarant prior to the conveyance of both Units to a person other than the Declarant.

ARTICLE VIII
ALLOCATED INTERESTS

The undivided interest in the Common Elements, the Common Expense liability, if any, and votes in the Association are allocated equally to each Unit.

ARTICLE IX
RESTRICTIONS ON USE, ALIENATION AND OCCUPANCY

Section 9.1. Use and Occupancy Restrictions. The following use restrictions apply to all Units and to the Common Elements:

(a) Residential Use. No part of the Units or the Common Elements may be used for purposes other than housing and the related common purposes for which the Condominium was designed and as allowed by municipal zoning laws. Each Unit shall be used as a residence or such other use permitted by this Declaration, and for no other purpose, except that professional and quasi-professional people may use their residence (not in violation of municipal zoning laws) as an ancillary or secondary facility to an office established elsewhere. The foregoing restrictions as to residence shall not, however, be constructed in such manner as to prohibit the Owner of a Unit from: (i) maintaining a personal professional library; (ii) keeping his personal business or professional records or accounts; (iii) handling his personal business or professional telephone calls or correspondence. Such uses are expressly declared customarily incident to the principal residential use and not in violation of the foregoing restriction.

(b) Improper Activities. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Limited Common Elements and Common Elements, if any, nor shall anything be done which may be or become an annoyance or a nuisance to the Owners of Units. A Unit Owner shall not do or permit anything to be done or keep or permit to be kept in his Unit or on the Limited Common Elements or Common Elements that will increase the rate of insurance on the Condominium.

(c) Signs. No signs or other advertising devices shall be displayed which are visible from the exterior of any Unit or on the Common Elements, including "For Sale" signs, except in conformity with Rules and Regulations promulgated by the Association.

(d) Antennae. No exterior radio, television, microwave, or other antennae or antennae dish or signal capture and distribution device shall be permitted outside any Unit except as expressly permitted by applicable law.

(e) Rules and Regulations. In addition to the restrictions set forth in subparagraphs (a)-(d) of this Section 9.1, the use of Units, the Common Elements, and the Limited Common Elements shall be subject to such Rules and Regulations as may be adopted by the Association.

Section 9.2. Restrictions on Alienation. A Unit shall be subject to the following restrictions on alienation:

(a) A Unit may not be conveyed pursuant to a time-sharing arrangement.

(b) A Unit may not be leased or rented for a term of less than six (6) months. All leases and rental agreements shall be in writing and subject to the reasonable requirements of the Association.

ARTICLE X
EASEMENTS AND LICENSES

Section 10.1. Recording Data. All easements and licenses to which the Condominium is presently subject are shown on the Plat.

ARTICLE XI
RIGHTS OF MORTGAGEES

Notwithstanding anything to the contrary contained in this Declaration or in the By-Laws of the Association, all terms, conditions, regulations, and requirements which are now existing, or which may be amended from time to time by the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, or the Federal Home Loan Bank Board, pertaining to condominiums or townhomes, are hereby incorporated as terms and conditions of this Declaration and By-Laws and such shall be governing upon the Property, Declarant, and the Association, so long as such terms or conditions are not inconsistent with the Act.

IN WITNESS WHEREOF, the Declarant has executed this Declaration this 4 day of March, 2015.

Old South Construction, LLC
a Tennessee limited liability company

By: _____
James C. D. Franks, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Lorraine J Cash of the state and county aforesaid, personally appeared James C. D. Franks, 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 Member of Old South Construction, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Old South Construction, LLC by himself as Member.

WITNESS my hand, at office, this 4 day of March, 2015.

Lorraine J Cash
NOTARY PUBLIC

My Commission Expires: 5-22-17

LORRAINE J. CASH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

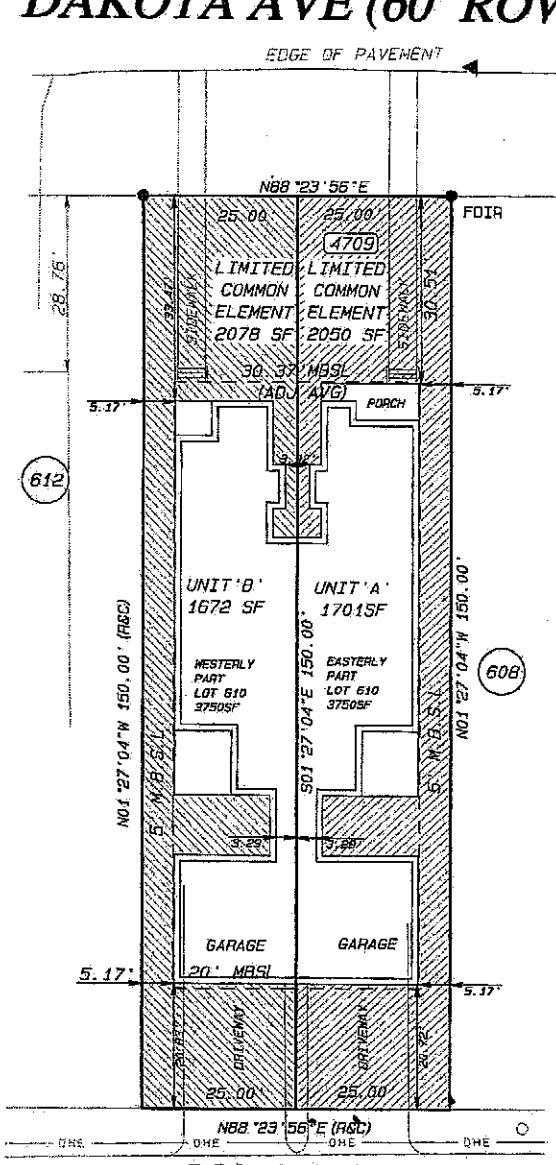
MY COMMISSION EXPIRES:
MAY 22, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 610, BLOCK 29, CHARLOTTE PARK'S FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Billy Keith Perryman to Old South Construction, LLC, a limited liability company as recorded on the 25th day of November, 2014 in Instrument No. 20141125-0108624, in the Register's Office of Davidson County, Tennessee.

EXHIBIT
4709 DAKOTA AVE.
A CONDOMINIUM





LIMITED COMMON ELEMENT
UNIT 'A'
4709 DAKOTA AVE.
2050 SQ.FT.

LIMITED COMMON ELEMENT
UNIT 'B'
4709 DAKOTA AVE.
2078 SQ.FT.

LEGEND:

- ● FOUND IRON ROD (FDIR)
- ○ SET IRON ROD AND CAP
- (M) MEASURED/FIELD
- (P) PLAT/RECORD
- (C) CALCULATED
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- SSMH SANITARY MANHOLE

ADDRESS:
4709 DAKOTA AVE.

ZONING:
R-7.5
URBAN ZONING OVERLAY

PARCEL ID:
09115038700 4709

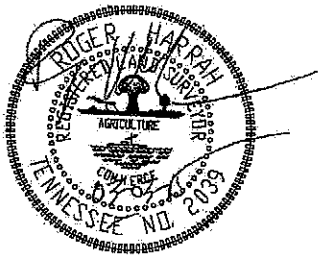
SETBACKS:
FRONT SETBACK= 30.37' (EXISTING AVG)

REAR SETBACK= 20'

SIDE SETBACKS INTERNAL = 5'

1. BEARINGS SHOWN HEREON ARE BASED ON APPROXIMATE "BIS" NORTH.
2. NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
3. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. MINIMUM BUILDING SETBACKS AS SHOWN PER DAVIDSON COUNTY ZONING UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY BEFORE CONSTRUCTION.
5. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

I hereby certify that is a category 1 survey with the ratio of precision of the unadjusted survey being greater than 1 in 10000. This survey was prepared in compliance with the current standards of practice adopted by the Tennessee State Board that this plat contains all information required by TCA 66-27-309, of Examiners for Land Surveyors.



ROGER HARRAH LS 2039

Roger H. Harrah RLS #2039

GRAPHIC SCALE 1"=20'

0 20 40 60

Harrah & ASSOCIATES
SURVEYORS • PLANNERS
504 AUTUMN SPRINGS CT
SUITE B15
FRANKLIN, TN 37027
PHONE: (615) 778-0865
FAX: (615) 778-0865
E-MAIL: rogerh@harrahgroup.com

HORIZONTAL PROPERTY REGIME
OF
4709 DAKOTA AVE., NASHVILLE, TENNESSEE

BEING LOT 610 OF BLOCK 29, OF DAKOTA CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS RECORDED IN PLAT BOOK 57 PAGE 103.

DAVIDSON COUNTY, TENNESSEE

FOR
TENNESSEE VALLEY HOMES

DATE OF DRAWING: 10-15-14	
MANAGER: RHH	CADD: JR
PROJECT NUMBER: T101-14-40	
FIELD BOOK NUMBER:	
LAST FIELD WORK: 08-25-14	
CREW CHIEF (S): ITH	
COMPUTER FILE: T101040_4709_HPR	
SCALE: 1"=20'	SHEET 1 OF 1

EXHIBIT "C"

BYLAWS

OF

4709 DAKOTA AVENUE HOMEOWNERS' ASSOCIATION

ARTICLE I

Members (Unit Owners)

Section 1. Eligibility. The members of 4709 Dakota Avenue Homeowners' Association, a Tennessee unincorporated association (the "Association"), existing in accordance with the provisions of Tennessee Code Annotated Section 66-27-401, shall consist of the Owners of the Units within the Old South Estates condominium development (the "Property"). The Declaration which created the condominium development (the "Declaration") is recorded as Instrument No. _____, Register's Office for Davidson County, Tennessee. These and other terms are used in these Bylaws as they are defined in the Declaration. The words "member" or "members" as used in these Bylaws shall mean and shall refer to an Owner of a Unit or Unit Owner as defined in the Declaration. If a Unit Owner is a land title holding trust under the terms of which all powers of management, operation and control of the Unit remain vested in the trust beneficiary, then the member shall be the beneficiary of such trust.

Section 2. Succession. The membership of each Unit Owner shall terminate when such Owner 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. Meetings. The members may convene a meeting of Unit Owners to transact business of the Association as and when mutually agreed by the members of the Association.

ARTICLE II

Board of Directors

Section 1. Number. Election and Term of Office. The Board of Directors of the Association (sometimes referred to herein as the "Board") shall consist of two (2) persons (hereinafter referred to as "Directors"). One Director shall be elected or appointed by each Unit Owner.

Section 2. Qualification. Each Director shall be a Unit Owner or the spouse of a Unit Owner (or, if a Unit Owner is a trustee of a trust, a Director may be a beneficiary of such trust, and if a Unit Owner or such a beneficiary is a corporation or partnership, a Director may be an officer, partner or employee of such Unit Owner or beneficiary). If a Director shall cease to meet such qualifications during his term, such Director shall cease to be a Director and his or her place on the Board shall be deemed vacant.

Section 3 . Vacancies. Any vacancy occurring in the Board shall be filled by vote or appointment by the Unit Owner represented by the vacant post. Any Director so elected to fill a vacancy shall hold office so long as (a) the Director remains qualified to be a Director, and (b) no new or replacement Director is appointed or elected by the Unit Owner to represent that Unit.

Section 4. Meetings. The Board may convene a meeting of the Directors to transact business of the Board as and when mutually agreed by the members of the Board.

Section 5. Indemnification. With respect to claims or liabilities arising out of service as a Director of the Association, the Association shall indemnify and advance expenses to each present and future Director (and his or her estate, heirs, and personal representatives) to the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended.

Section 6. Immunity. To the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended, each present and future Director (and his or her estate, heirs, and personal representatives) shall be immune from suit arising from the conduct of the affairs of the Association.

Section 7. Compensation. Directors shall receive no compensation for their services as Directors, unless expressly provided for in resolutions duly adopted by the Unit Owners.

Section 8. Powers and Duties. The Board shall have the following powers and duties:

(a) to elect and remove the officers of the Association as hereinafter provided;
(b) to administer the affairs of the Association and the Property;
(c) to exercise all other powers and duties of a board of administration as referred to in the Horizontal Property Act of the State of Tennessee and all powers and duties of the Board of Directors referred to in the Declaration or these Bylaws.

Section 9. Non-Delegation. Nothing in this Article or elsewhere in these Bylaws shall be considered to grant to the Board, the Association or to the officers of the Association any powers or duties which, by law, have been delegated to the Unit Owners. The Board shall not delegate any powers or authority to any party or parties other than the Unit Owners.

ARTICLE III

Officers

Section 1. Designation. At each meeting, the Directors shall elect the following officers of the Association by a majority vote:

(a) a President, who shall be a Director and who shall preside over the meetings of the Board and of

the Unit Owners, and who shall be the chief executive officer of the Association;

(b) a Secretary, who shall keep the minutes of all meetings of the Board and of the Unit Owners, and who shall, in general, perform all the duties incident to the office of Secretary.

Section 2. Powers. The respective officers shall have the general powers usually vested in such officers.

Section 3. Term of Office. Each officer shall hold office until the earlier of (a) the date that such officer loses his or her status as a Unit Owner, or (b) the next meeting of the Board.

Section 4. Vacancies. Vacancies in any office shall be filled by the Board by a majority vote of the Directors.

Section 5. Execution Authority. Either of the President or Secretary may prepare, execute, certify, and record (a) any agreements which the Association may desire to enter into or (b) any amendments to the Declaration on behalf of the Association.

Section 6. Compensation. The officers shall receive no compensation for their services as officers, unless expressly provided for in a resolution duly adopted by the Unit Owners.

Section 7. Removal. The Board of Directors may remove any officer at any time with or without cause.

Section 8. Indemnification. With respect to claims or liabilities arising out of service as an officer of the Association, the Association shall indemnify and advance expenses to each present and future officer (and his or her estate, heirs and personal representatives) to the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended.

Section 9. Non-Delegation. Nothing in this Article or elsewhere in these Bylaws shall be considered to grant to the officers of the Association any powers or duties which, by law, have been delegated to the Unit Owners. The officers shall not delegate any powers or authority to any party or parties other than the Unit Owners.

ARTICLE IV

Amendments

Section 1. Amendments Annexing Additional Phases. The Declarant may, but shall not be obligated to, incorporate additional area into additional phases of the horizontal property regime governed by this Declaration. The annexation of such additional phases shall be accomplished by the unilateral executed by Declarant, and recording, of an amendment to this instrument setting forth the additional real property to be brought within the provisions of this Declaration and reciting that is shall be held and conveyed subject to the provisions hereof as an additional phase or phases of Old South Estates. Upon the addition of additional Units to Old South Estates horizontal property regime, then the percentage ownership in the Association of the Unit Owners shall be automatically adjusted so that each Unit Owner owns an equal undivided ownership interest in the Association.

Section 2. Other Amendments. These Bylaws may be amended or modified from time to time by action or approval of all of the Unit Owners casting one (1) vote for each Unit owned. Such amendment(s) shall not be operative until they are recorded in the office of the Register of Deeds for Davidson County, Tennessee.

ARTICLE V

Conflicts

These Bylaws are set forth to comply with the requirements of T.C.A Section 66-27-406, 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 or of this Declaration, the provisions of said statute or of the Declaration, as the case may be, shall control.

The undersigned hereby certifies that the foregoing Bylaws were duly adopted as the Bylaws of Old South Estates, a condominium.

DATED this 4 day of March, 2014.5

Old South Construction, LLC

a Tennessee limited liability company

By: _____

James C. D. Franks, Member

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017