This Instrument Prepared By:
Laurence M. Papel
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20160083394 DEEDMAST
Recvd: 09/22/16 14:44 27 pgs
Fees:137.00 Taxes:0.00
20160922-0100077

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BRISTOL CREEK, A CONDOMINIUM

This First Amendment to Declaration of Condominium for Bristol Creek, a Condominium (the "First Amendment") is made as of the 22nd day of September, 2016, by Gallardia Properties, LLC, a Tennessee limited liability company ("Developer"), for itself and its successors, grantees and assigns.

WITNESSETH:

WHEREAS, the Developer executed and entered into that certain Declaration of Condominium for Bristol Creek, a Condominium, dated June 2, 2016, recorded in the Register's Office for Davidson County, Tennessee on June 3, 2016, as Instrument Number 20160603-0056419 (the "Declaration"); and

WHEREAS, pursuant to Section 6.1 of the Declaration, the Developer retains the right to amend the Condominium Documents and Condominium Plat by Developer's unilateral action, so long as Developer has the affirmative vote of at least sixty-seven percent (67%) of the Association votes; and

WHEREAS, Developer controls one hundred percent (100%) of the Association votes; and

WHEREAS, the Developer desires to amend Section 3.3(D) of the Declaration; and

WHEREAS, the Developer desires to amend Exhibit B (the Condominium Plat) of the Declaration to depict units, floor plans and buildings to be constructed in Phases 1, 2, 3, and 4; and

WHEREAS, defined terms used in this First Amendment, unless provided otherwise, shall have the same meanings as in the Declaration.

NOW, THEREFORE, pursuant to the foregoing, the Declaration is hereby amended as follows:

1. Section 3.3(D) of the Declaration is hereby deleted in full and the following substituted in lieu thereof:

"Types of Units. The Units shall be known and numbered as described in Exhibit B – Condominium Plat. The Condominium contains one (1) Unit. However, that Unit may consist of between eight (8) and forty-two (42) townhouses, depending on the state of development of the Buildings. The floor plans of the townhouses for each Phase are included in the following sub-parts to Exhibit B:

- Exhibit B-1 – Phase 1 Plat and Plans;
- Exhibit B-2 – Phase 2 Plat and Plans;
- Exhibit B-3 – Phase 3 Plat and Plans; and
- Exhibit B-4 – Phase 4 Plat and Plans.

2. Exhibit B of the Declaration (the Condominium Plat) is hereby deleted in its entirety and replaced with Exhibit B hereto, which includes the Condominium Plat and sub-exhibits Exhibit B-1, Exhibit B-2, Exhibit B-3, and Exhibit B-4.

[*Signature and Notary Acknowledgment appear on following page.*]

IN WITNESS WHEREOF, Developer has caused this First Amendment to be duly executed by the undersigned officer this 21st day of September, 2016.

DEVELOPER

Gallardia Properties LLC, a Tennessee limited liability company

By: _____
Name: Mack McClung
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, BRAD LAYHER, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Mack McClung, 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 Chief Manager of Gallardia Properties LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as such Chief Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal at office on this the 21st day of September, 2016.

_____
Notary Public

My Commission Expires:

OCT 7, 2019

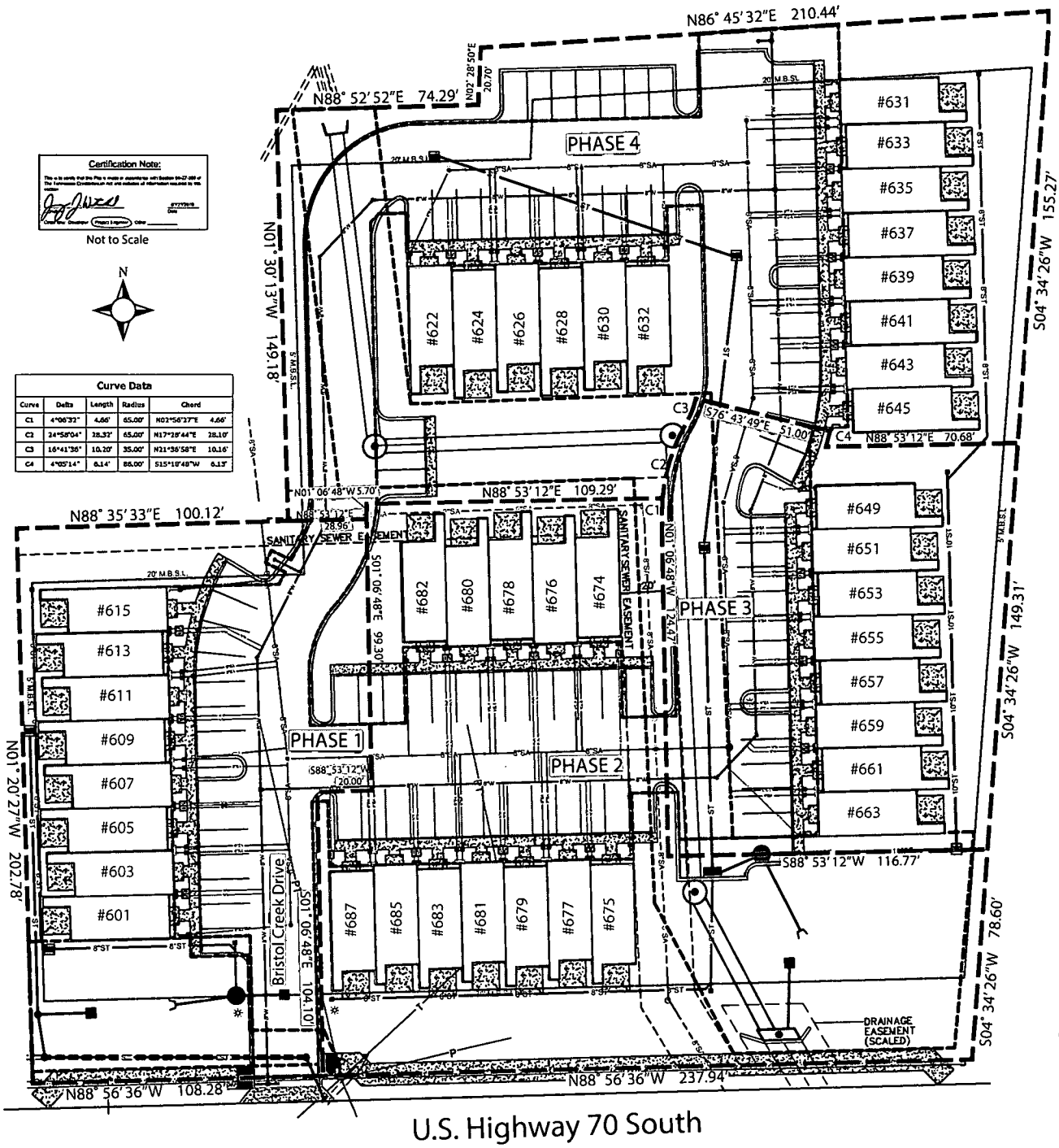
BRADLEY LAYHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT B

CONDOMINIUM PLAT

EXHIBIT B

CONDOMINIUM PLAT
APPROXIMATELY 2.73 Acres



Certification Note:

Not to Scale

N

Curve Data				
Curve	Delta	Length	Radius	Chord
C1	4°06'32"	4.66'	65.00'	N02°56'27"E 4.66'
C2	24°58'04"	28.32'	65.00'	N17°28'44"E 28.10'
C3	16°41'36"	10.20'	35.00'	N21°36'58"E 10.16'
C4	4°05'14"	6.14'	85.00'	S15°19'48"W 6.13'

U.S. Highway 70 South

Bristol Creek

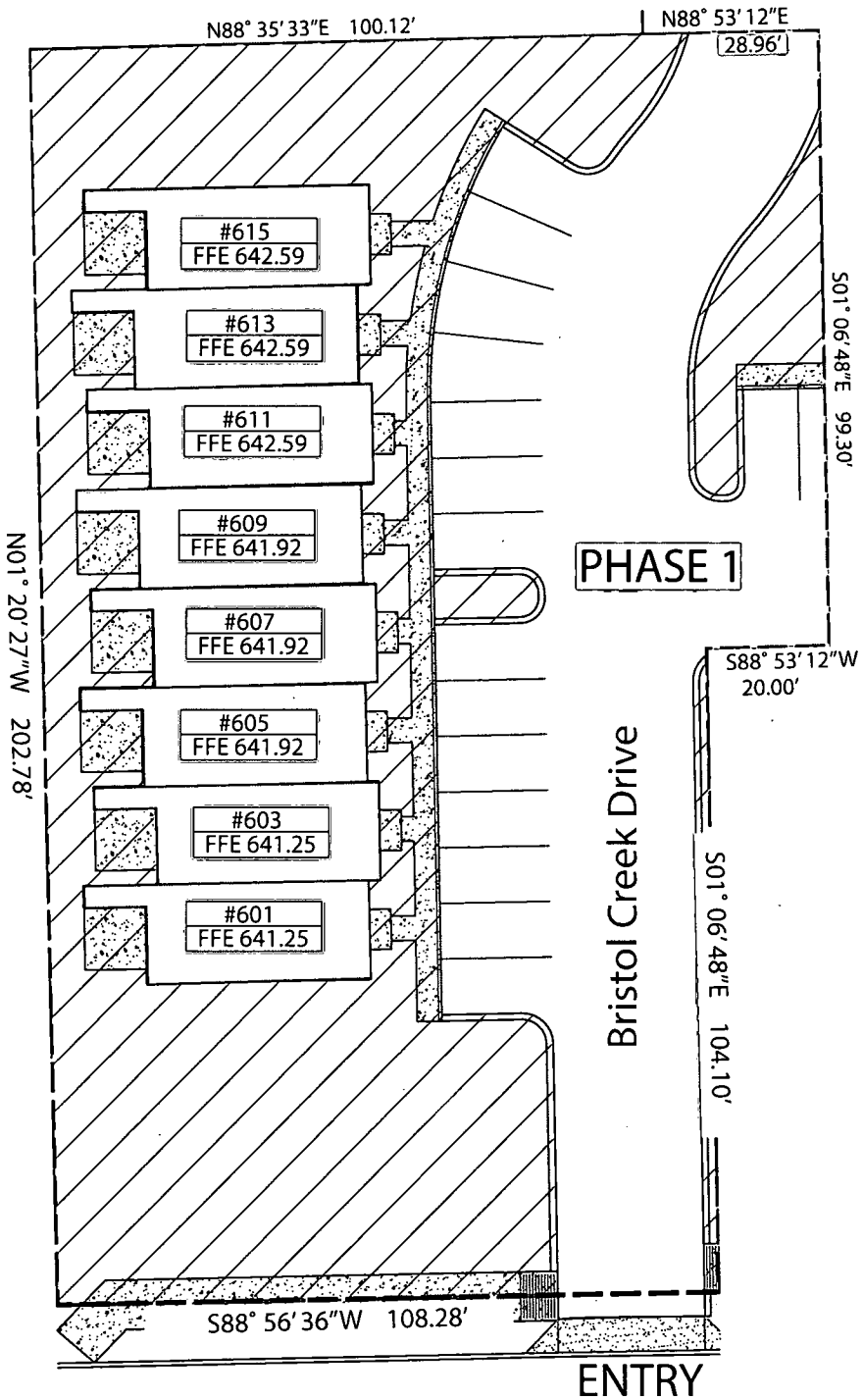
1. This Condomimium Plat contains all information required by T.C.A. 66-27-309.
2. Phases 2, 3 and 4 constitute contemplated future development that need not be built.

EXHIBIT B-1

PHASE 1 PLAT & PLANS

EXHIBIT B-1

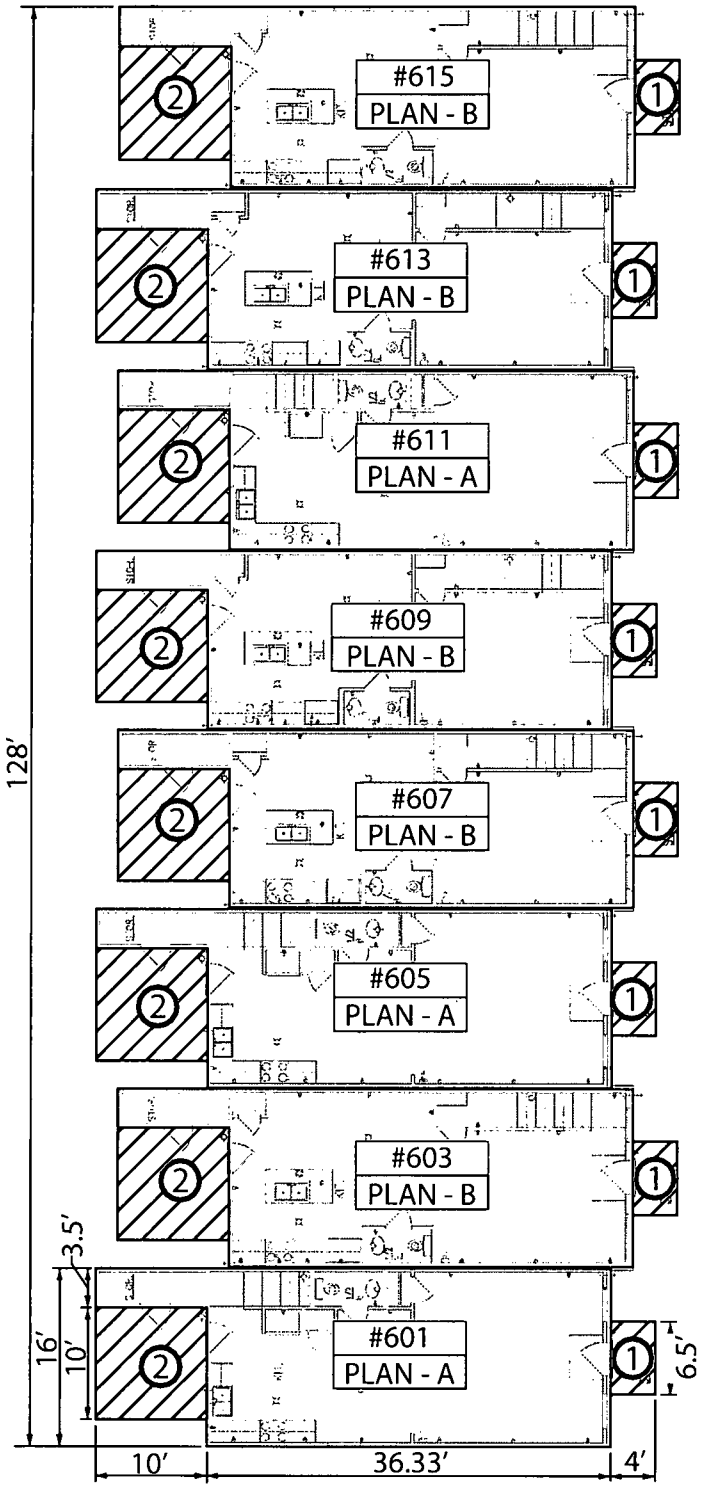
CONDOMINIUM PLAT - Phase 1
APPROXIMATELY 0.55 Acres



Bristol Creek

EXHIBIT B-1

PHASE 1 - #601-615 Bristol Creek Drive
8 - Residence Building



① Front Porch Stoop 26sf

② Patio 100sf

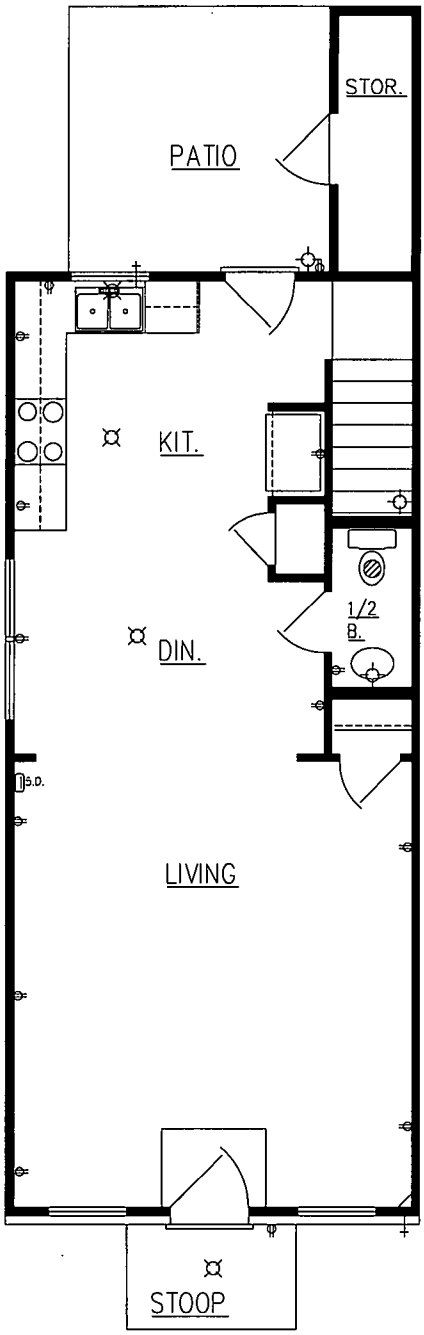
NOTE: ① and ② constitute Limited Common Elements.

RESIDENCE SQUARE FOOTAGE IS APPROXIMATELY **1101SF** EACH. LAYOUTS SHOWN AT RESIDENCE INTERIORS ARE FOR GENERAL REFERENCE ONLY AND ARE NOT INTENDED TO DEPICT PRECISELY THE ACTUAL AS-BUILT CONDITIONS. DRAWINGS ARE NOT TO SCALE.

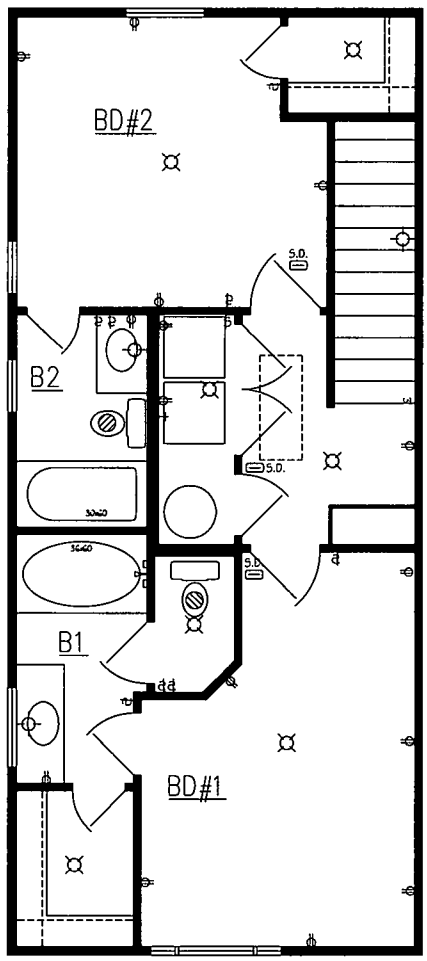
Bristol Creek

EXHIBIT B-1

RESIDENCE PLAN A
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



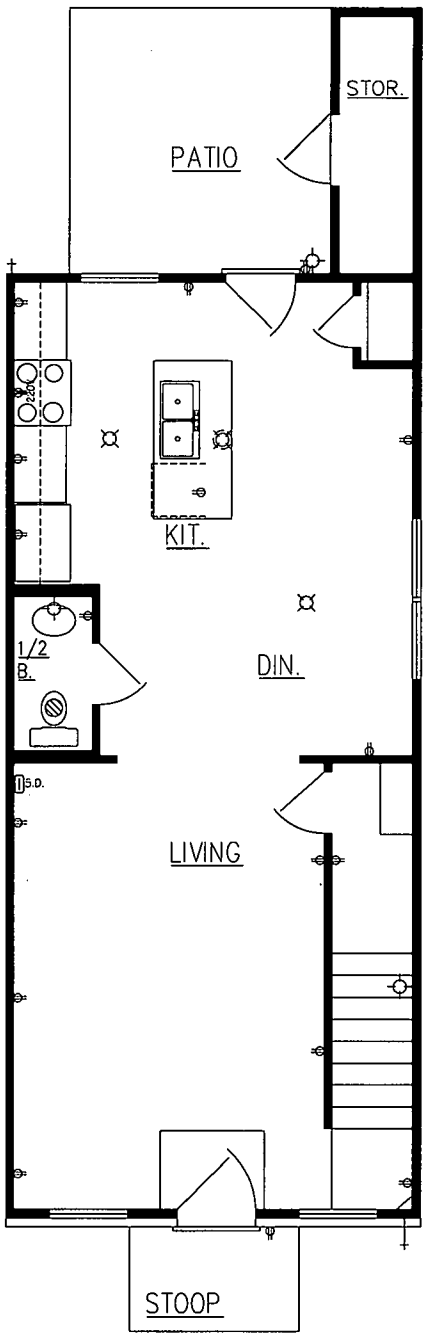
2nd FLOOR PLAN

RESIDENCE SQUARE FOOTAGE AS INDICATED ON PLAN IS APPROXIMATE. SQUARE FOOTAGE INCLUDES WALLS & PATIOS. LAYOUTS SHOWN AT RESIDENCE INTERIORS ARE FOR GENERAL REFERENCE ONLY AND ARE NOT INTENDED TO DEPICT PRECISELY THE ACTUAL AS-BUILT CONDITIONS. DRAWINGS ARE NOT TO SCALE.

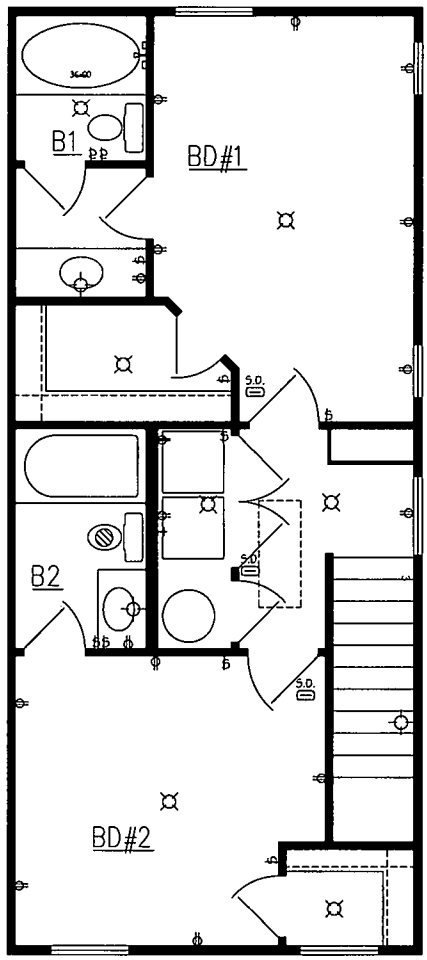
BRISTOL CREEK

EXHIBIT B-1

RESIDENCE PLAN **B**
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



2nd FLOOR PLAN

RESIDENCE SQUARE FOOTAGE AS INDICATED ON PLAN IS APPROXIMATE. SQUARE FOOTAGE INCLUDES WALLS & PATIOS. LAYOUTS SHOWN AT RESIDENCE INTERIORS ARE FOR GENERAL REFERENCE ONLY AND ARE NOT INTENDED TO DEPICT PRECISELY THE ACTUAL AS-BUILT CONDITIONS. DRAWINGS ARE NOT TO SCALE.

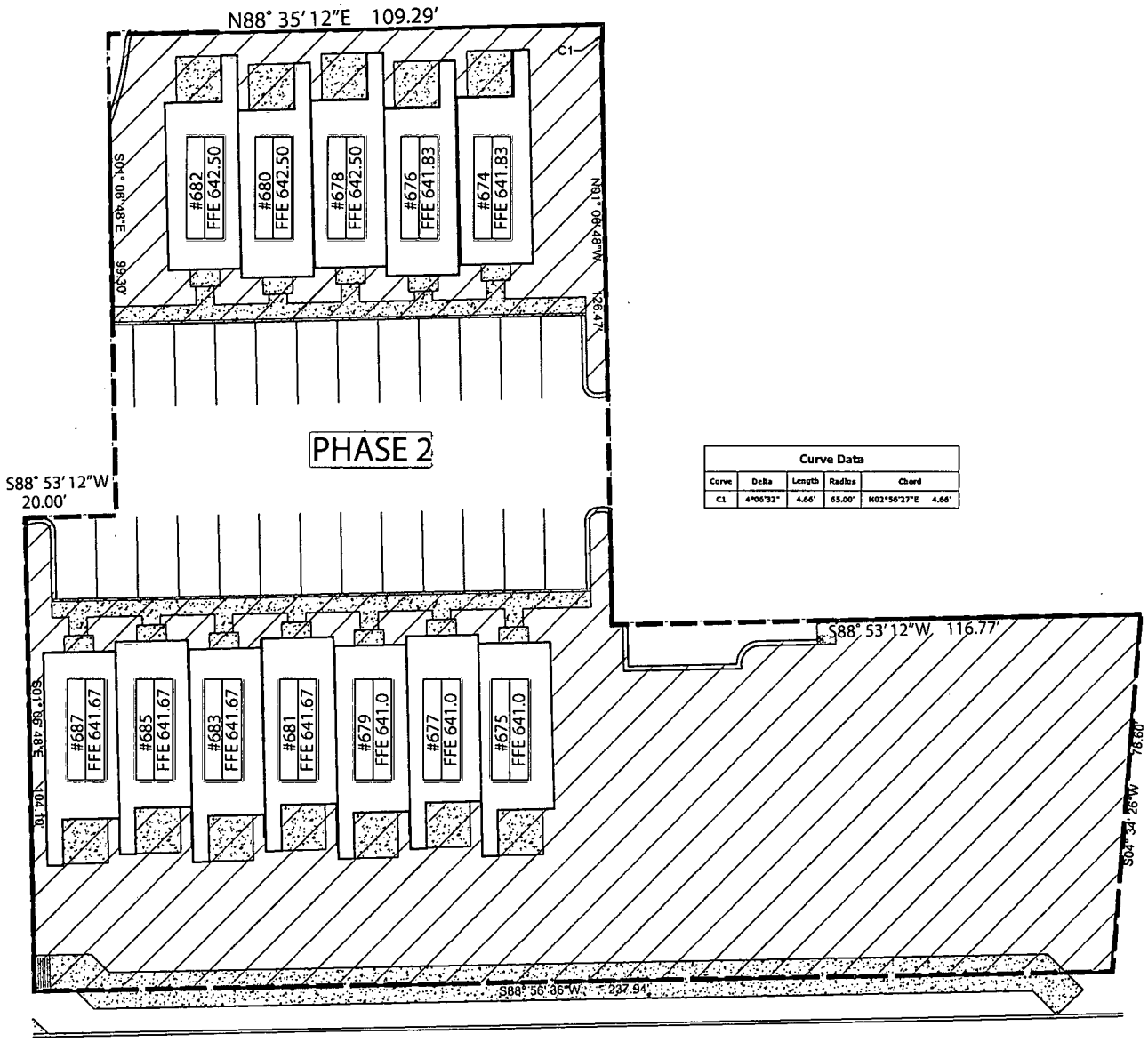
BRISTOL CREEK

EXHIBIT B-2

PHASE 2 PLAT & PLANS

EXHIBIT B-2

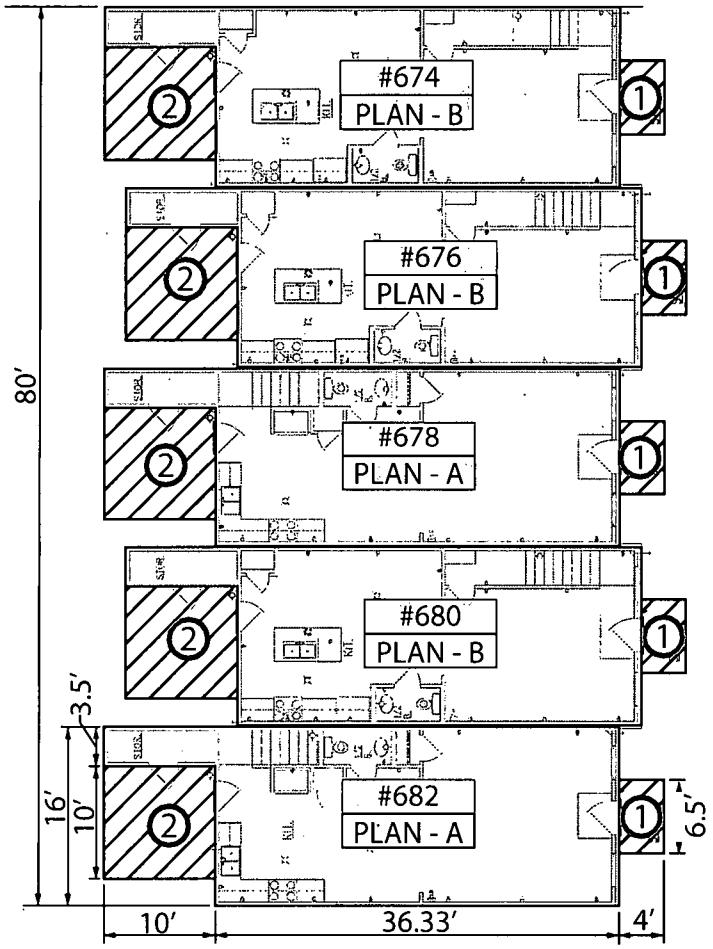
CONDOMINIUM PLAT - Phase 2
APPROXIMATELY 0.77 Acres



Bristol Creek

EXHIBIT B-2

PHASE 2 - #682-674 Bristol Creek Drive
5 - Residence Building



① Front Porch Stoop 26sf

② Patio 100sf

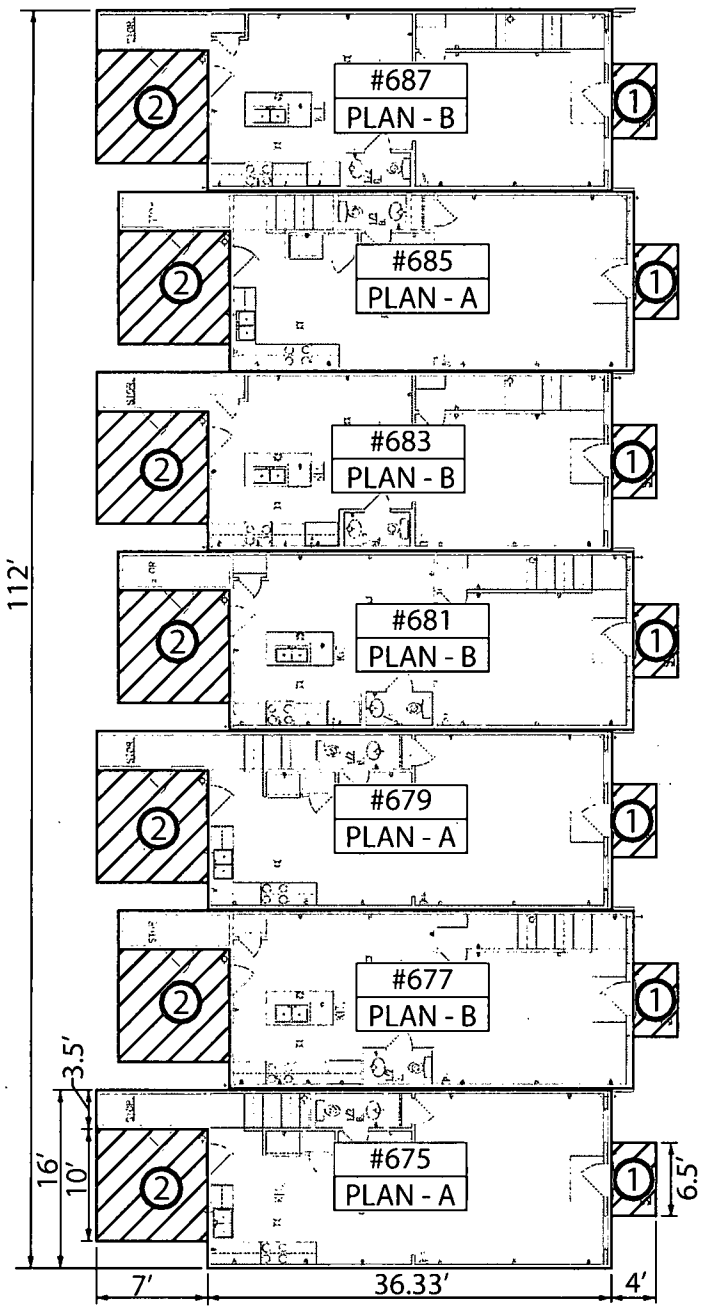
NOTE: ① and ② constitute Limited Common Elements.

RESIDENCE SQUARE FOOTAGE IS APPROXIMATELY **1101SF** EACH. LAYOUTS SHOWN AT RESIDENCE INTERIORS ARE FOR GENERAL REFERENCE ONLY AND ARE NOT INTENDED TO DEPICT PRECISELY THE ACTUAL AS-BUILT CONDITIONS. DRAWINGS ARE NOT TO SCALE.

Bristol Creek

EXHIBIT B-2

PHASE 2 - #675-687 Bristol Creek Drive
7 - Residence Building



① Front Porch Stoop 26sf

② Patio 100sf

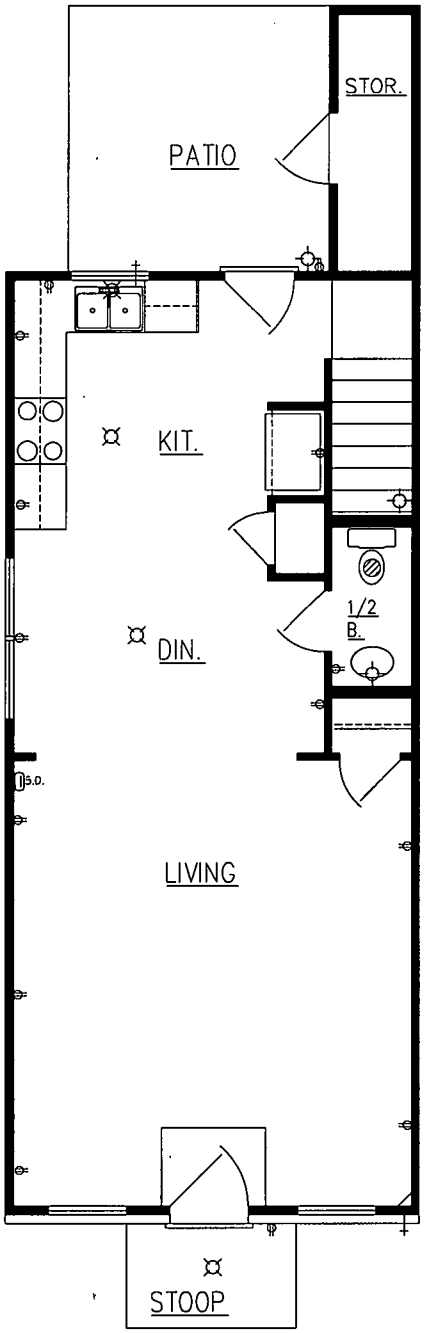
NOTE: ① and ② constitute Limited Common Elements.

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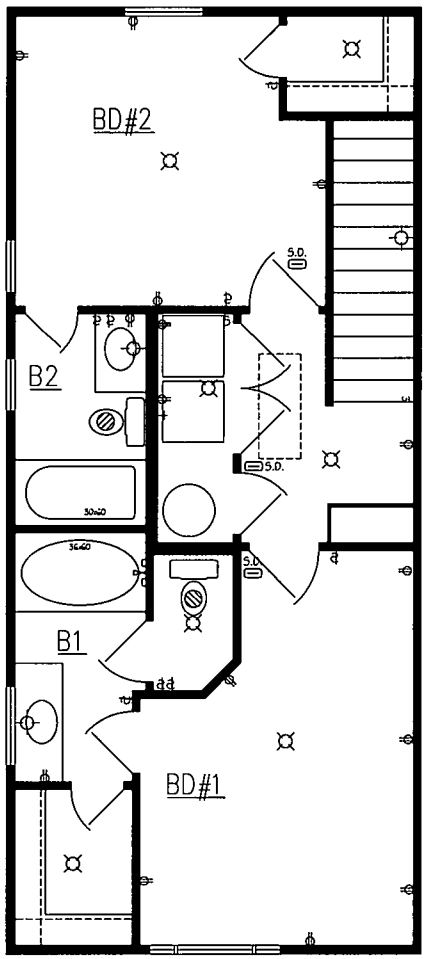
Bristol Creek

EXHIBIT B-2

RESIDENCE PLAN **A**
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



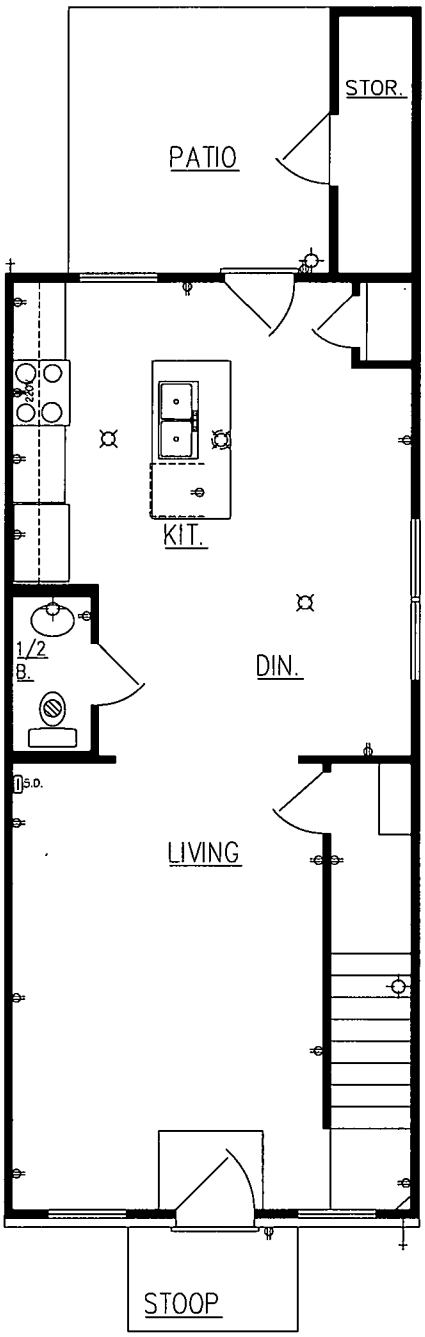
2nd FLOOR PLAN

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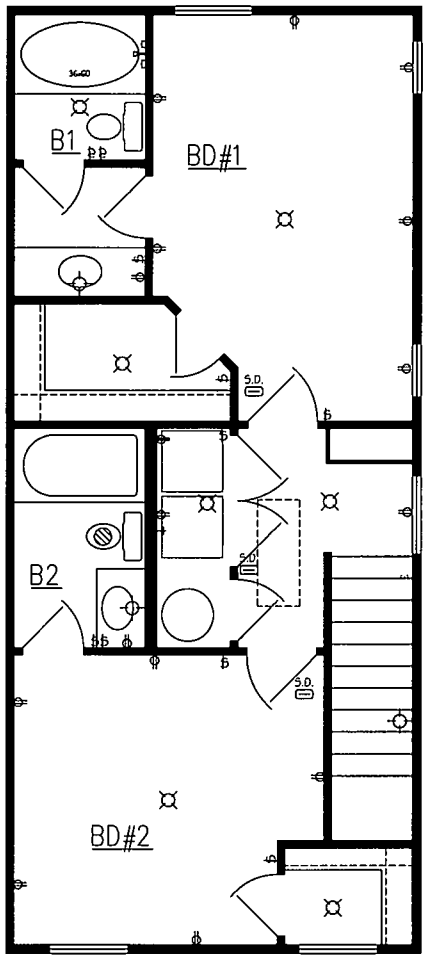
BRISTOL CREEK

EXHIBIT B-2

RESIDENCE PLAN **B**
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



2nd FLOOR PLAN

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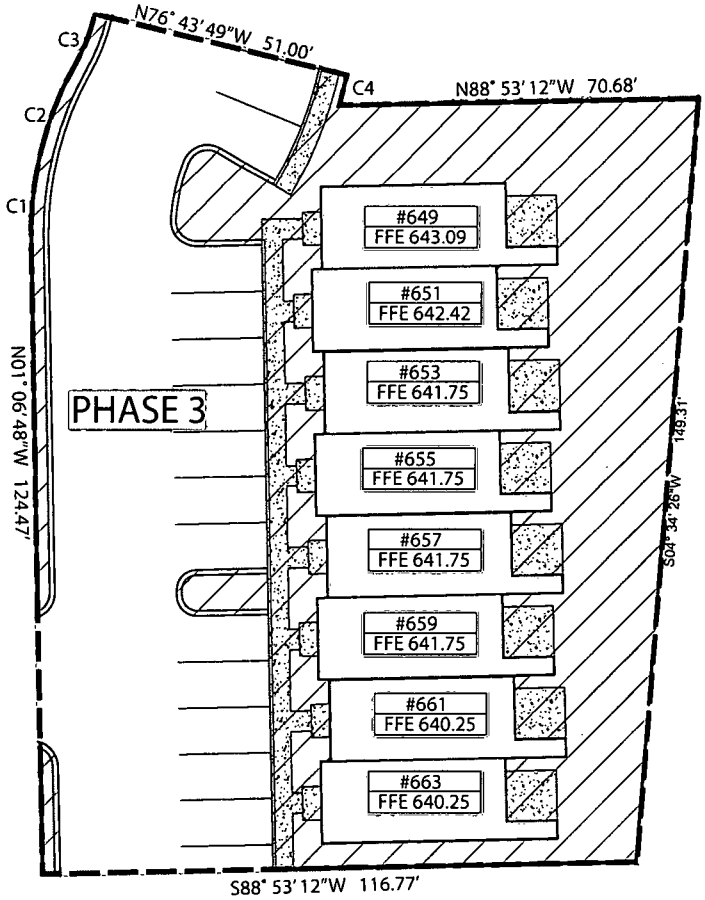
BRISTOL CREEK

EXHIBIT B-3

PHASE 3 PLAT & PLANS

EXHIBIT B-3

CONDOMINIUM PLAT - Phase 3
APPROXIMATELY 0.44 Acres

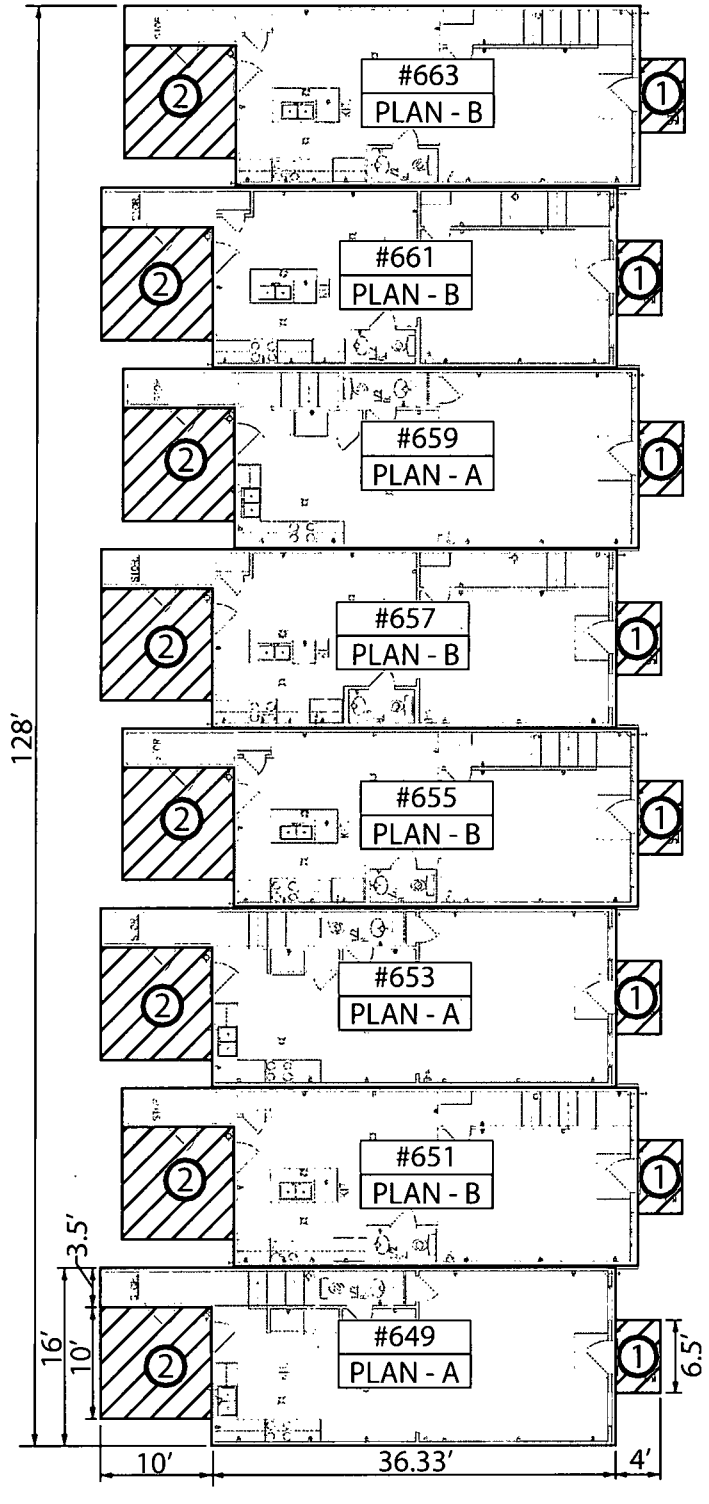


Curve Data				
Curve	Delta	Length	Radius	Chord
C1	4°06'32"	4.66'	65.00'	N02°56'27"E 4.66'
C2	24°58'04"	28.32'	65.00'	N17°28'44"E 28.10'
C3	16°41'36"	10.20'	35.00'	N21°36'58"E 10.16'
C4	4°05'14"	6.14'	86.00'	S15°18'48"W 6.13'

Bristol Creek

EXHIBIT B-3

PHASE 3 - #649-663 Bristol Creek Drive
8 - Residence Building



① Front Porch Stoop 26sf

② Patio 100sf

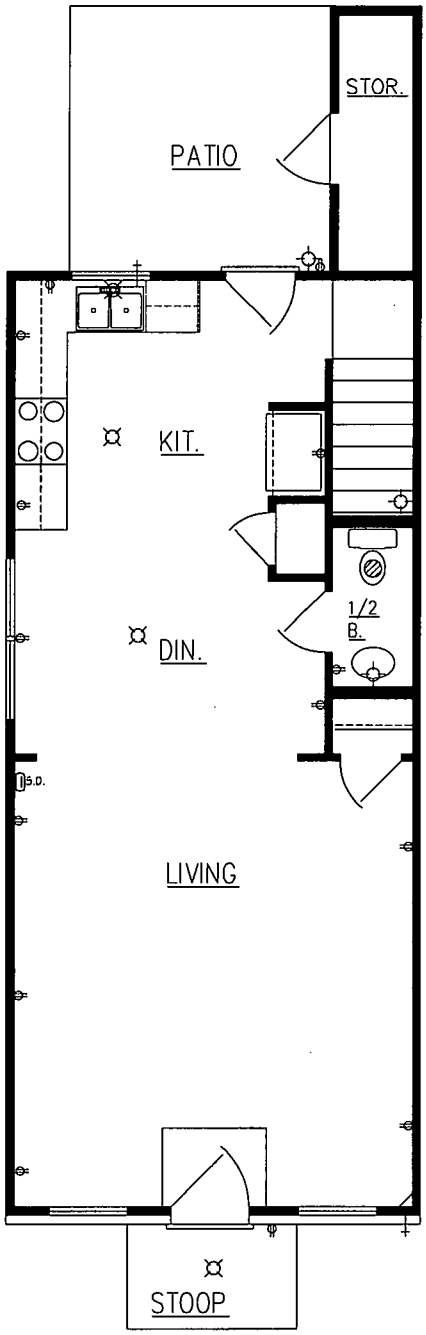
NOTE: ① and ② constitute Limited Common Elements.

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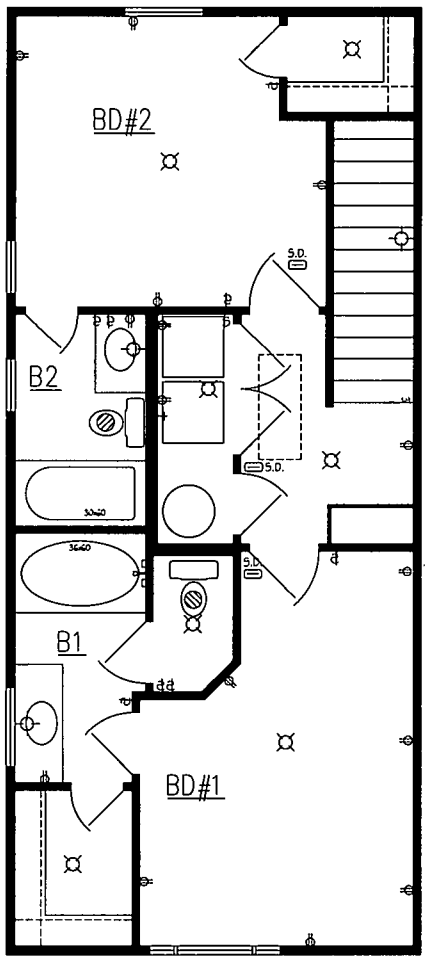
Bristol Creek

EXHIBIT B-3

RESIDENCE PLAN A
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



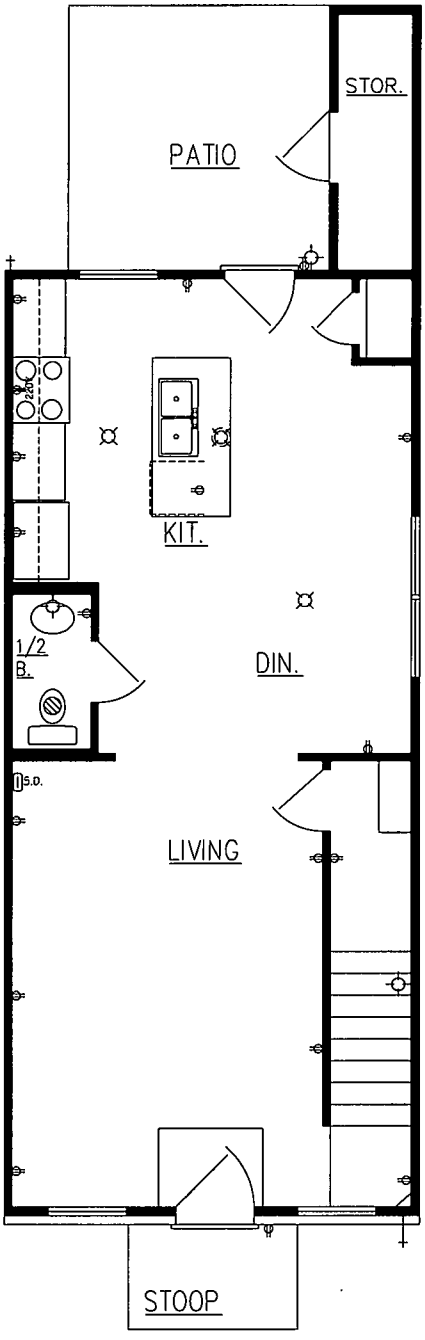
2nd FLOOR PLAN

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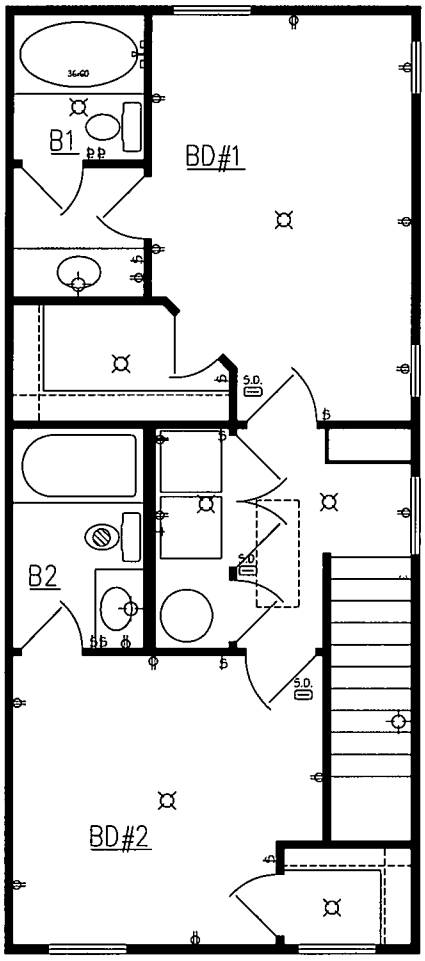
BRISTOL CREEK

EXHIBIT B-3

RESIDENCE PLAN **B**
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



2nd FLOOR PLAN

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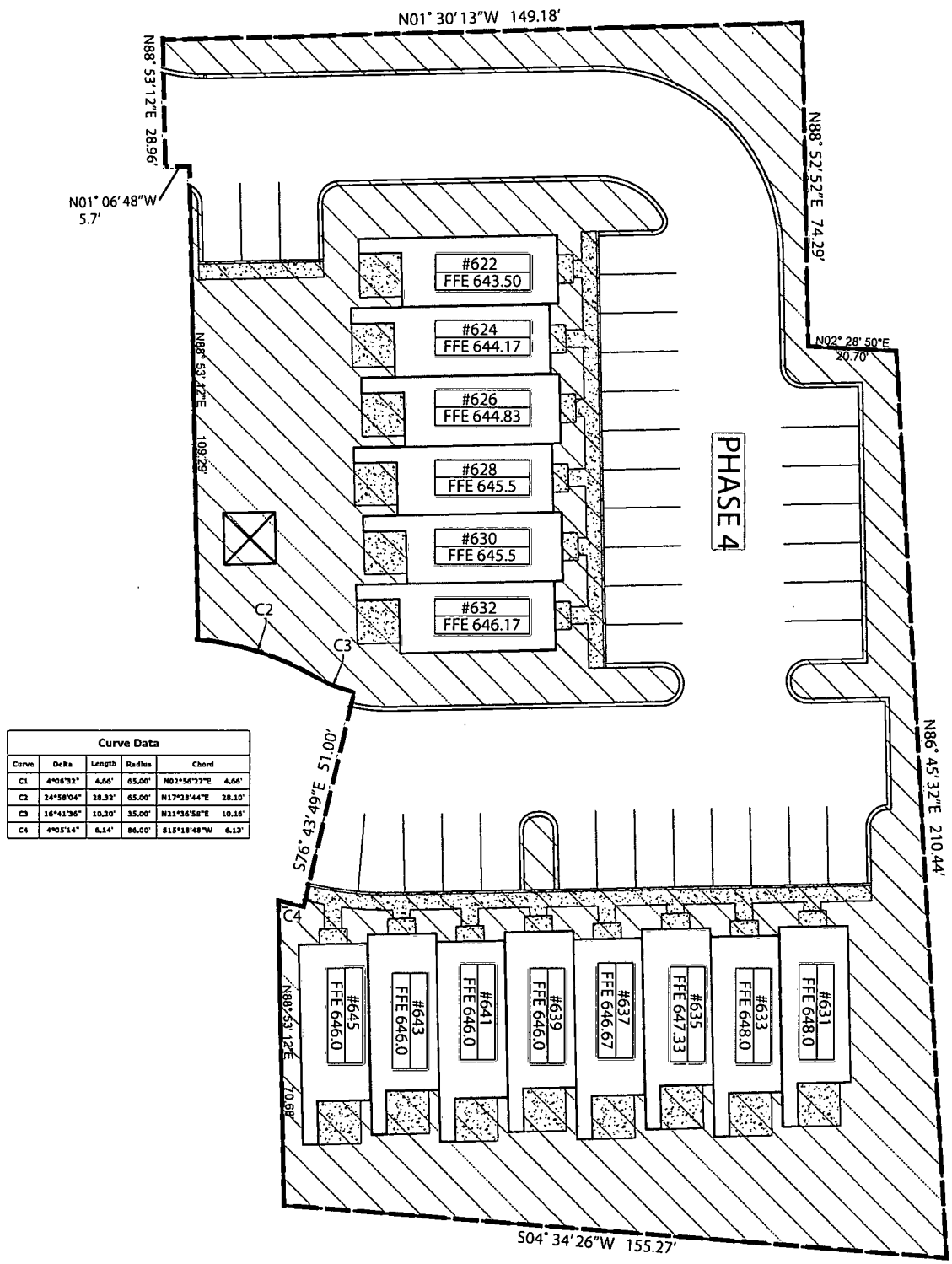
BRISTOL CREEK

EXHIBIT B-4

PHASE 4 PLAT & PLANS

EXHIBIT B-4

CONDOMINIUM PLAT - Phase 4
APPROXIMATELY 0.96 Acres

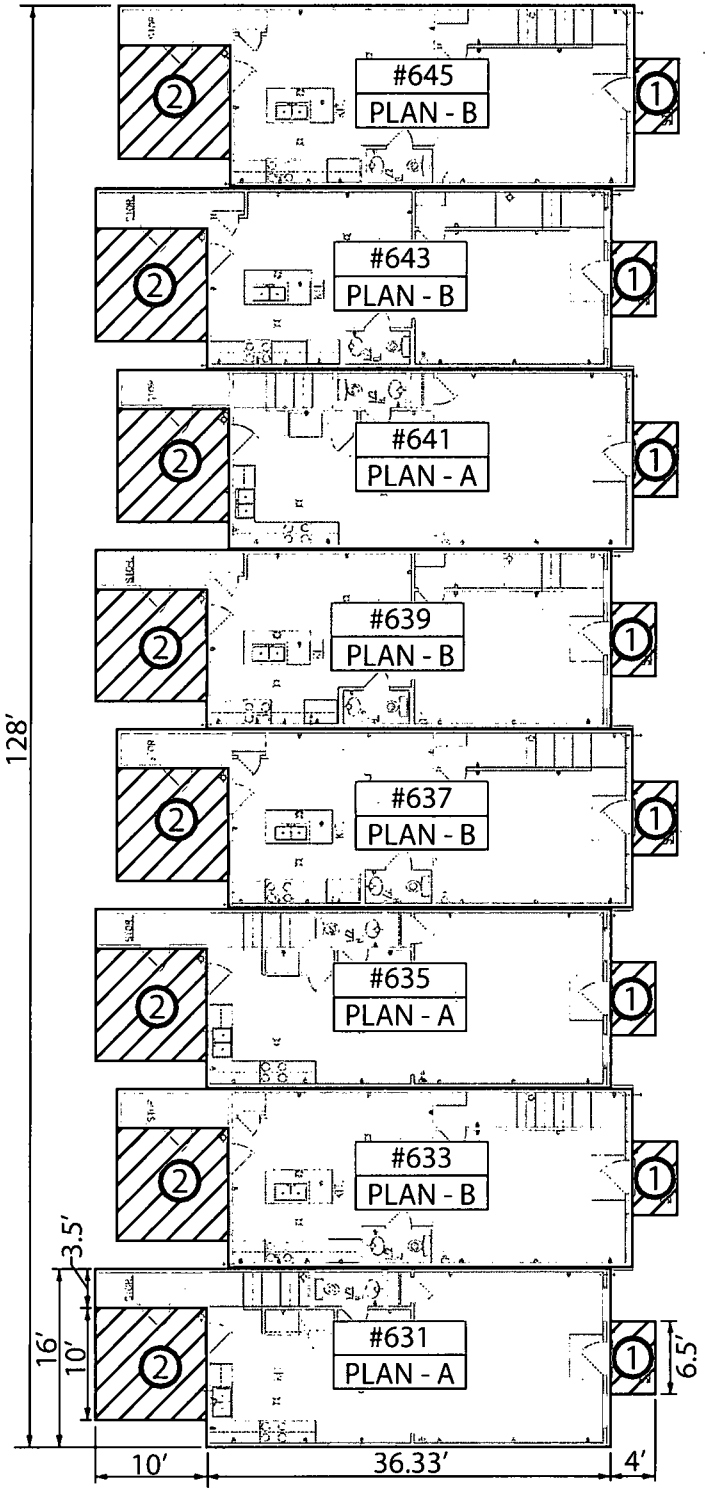


Curve Data				
Curve	Delta	Length	Radius	Chord
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C2	24°58'04"	28.32'	65.00'	N17°28'44"E 28.10'
C3	16°41'36"	10.20'	35.00'	N21°36'58"E 10.16'
C4	4°05'14"	6.14'	86.00'	S15°18'48"W 6.13'

Bristol Creek

EXHIBIT B-4

PHASE 4 - #631-645 Bristol Creek Drive
8 - Residence Building



① Front Porch Stoop 26sf

② Patio 100sf

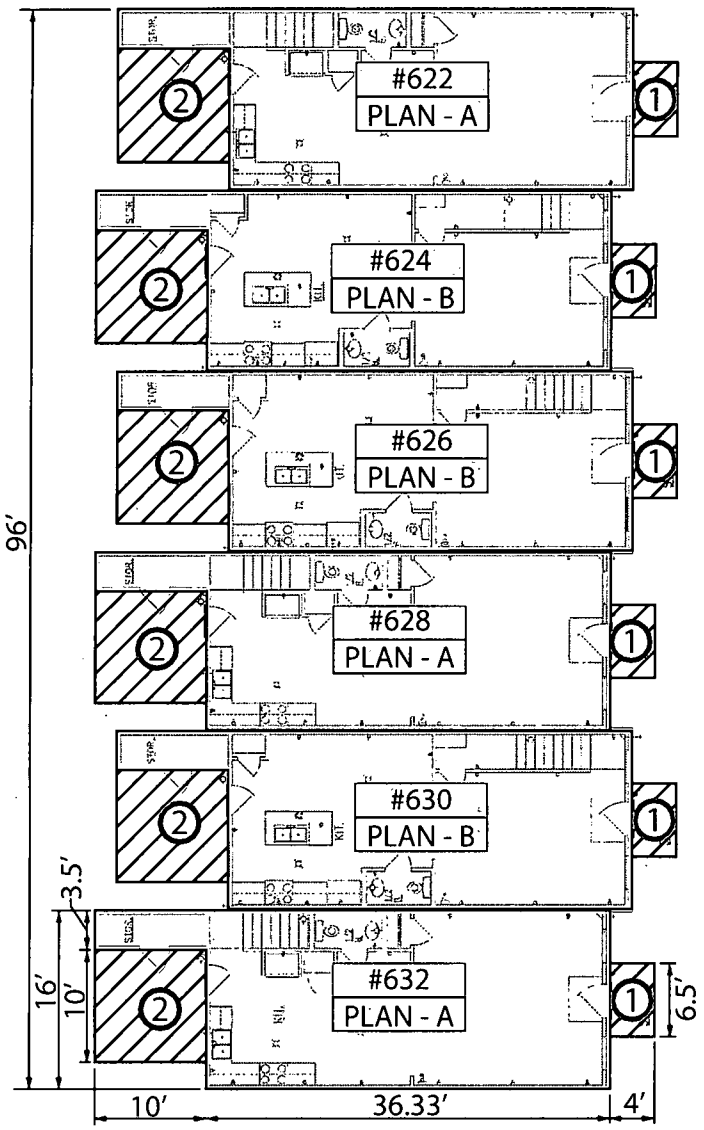
NOTE: ① and ② constitute Limited Common Elements.

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Bristol Creek

EXHIBIT B-4

PHASE 4 - #632-622 Bristol Creek Drive
6 - Residence Building



① Front Porch Stoop 26sf

② Patio 100sf

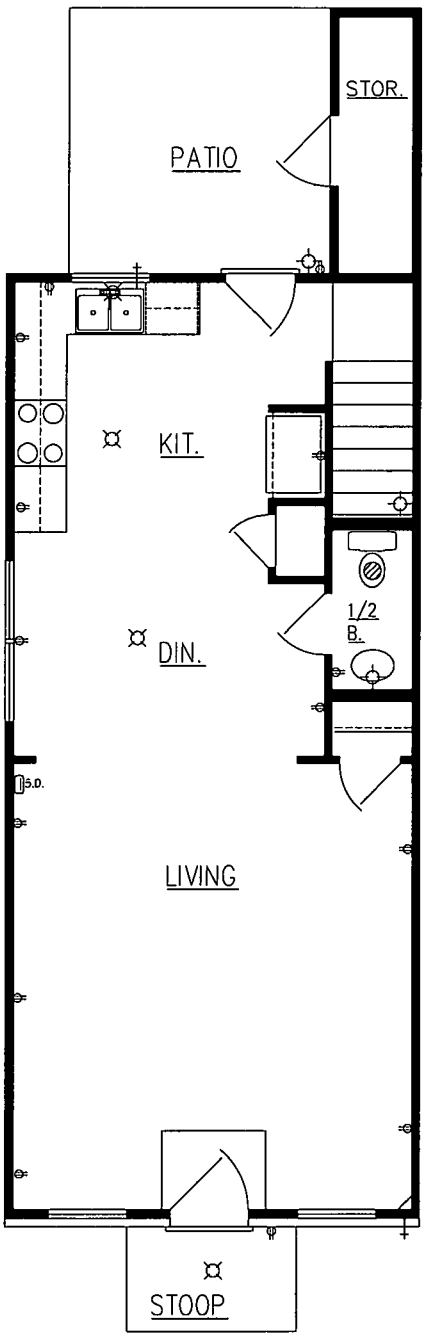
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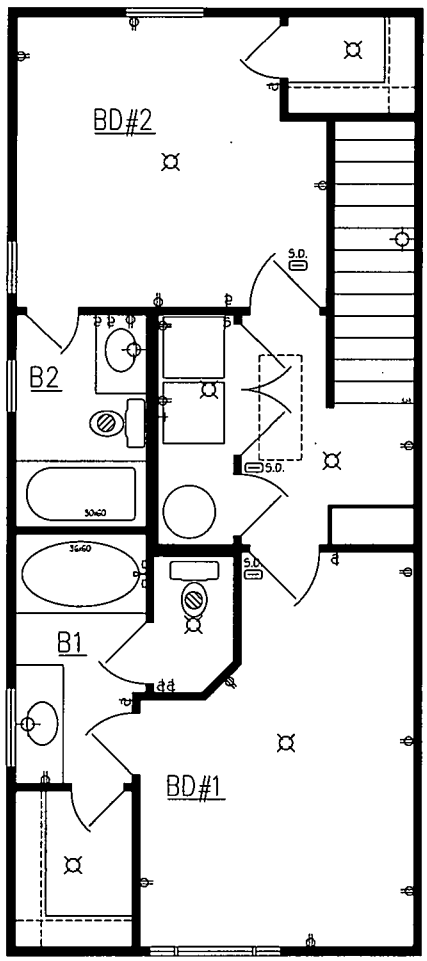
Bristol Creek

EXHIBIT B-4

RESIDENCE PLAN **A**
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



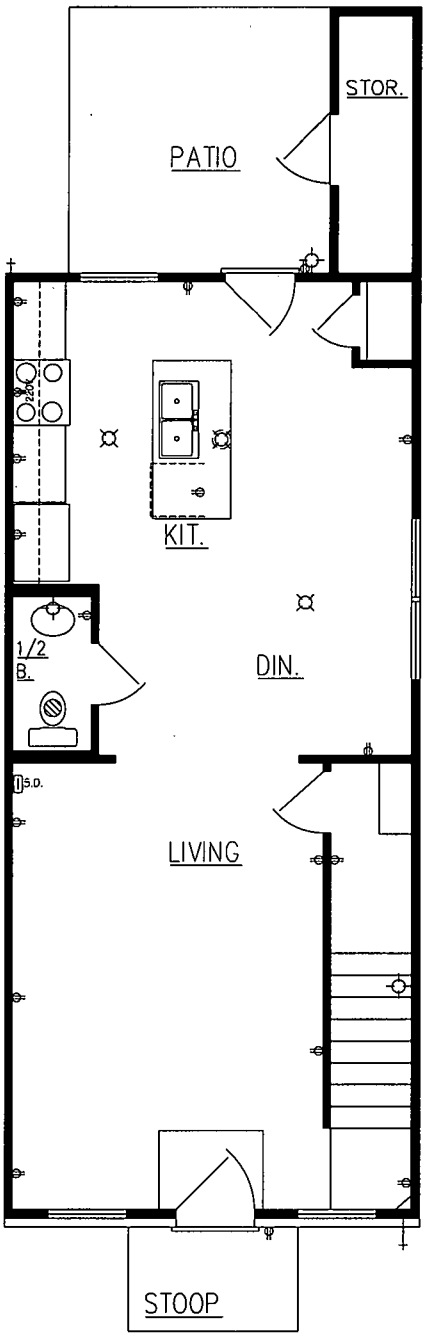
2nd FLOOR PLAN

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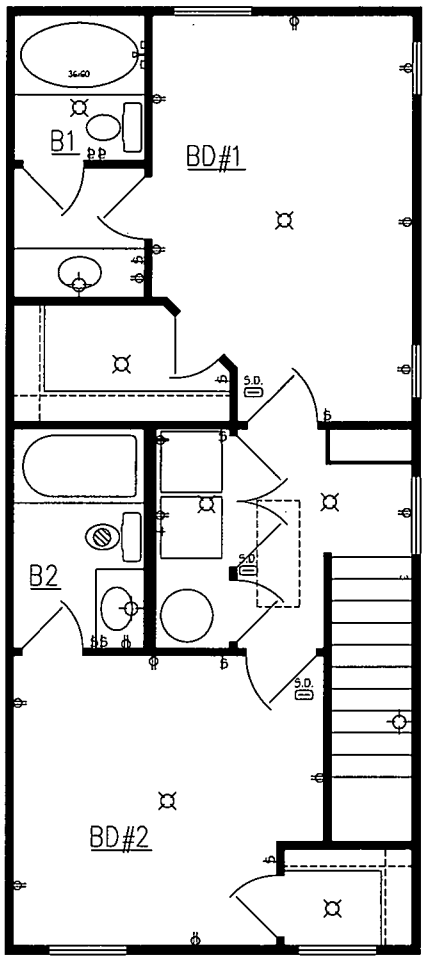
BRISTOL CREEK

EXHIBIT B-4

RESIDENCE PLAN **B**
APPROXIMATELY 1101 S.F.



1st FLOOR PLAN



2nd FLOOR PLAN

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BRISTOL CREEK