Bill Garrett Davidson County
Batch# 63492 DEEDMAST
02/28/2018 11:05:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180228-0018758

This Instrument Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESERVE AT SEVEN POINTS, LOTS 1 THROUGH 41 AND OPEN SPACES A THROUGH H, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ANNEXING PLAT

THIS AMENDMENT is made and entered into by **SEVEN POINTS, LLC,** a Tennessee limited liability company ("Developer").

W I T N E S S E T H:

WHEREAS, pursuant to Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, executed and established by Developer, dated September 29, 2017, of record as Instrument No. 20171004-0101710, Register's Office for Davidson County, Tennessee (the "Declaration"), the real property described therein was devoted to the covenants, conditions and restrictions contained in the Declaration; and

WHEREAS, Section 21, subsection (a), of the Declaration provides that the Developer shall have the right to amend the Declaration to annex and incorporate Plats into the Horizontal Property Regime with Private Elements governed by the Declaration, and Developer has determined that the Plat attached hereto as Exhibit A (the "Supplemental Plat"), shall be subjected to the provisions of the Declaration and that such property shall be held and conveyed subject to the provisions of the Declaration as a phase and section of The Reserve at Seven Points.

NOW, THEREFORE, pursuant to Section 21, subsection (a), of the Declaration, Developer hereby annexes and incorporates the Supplemental Plat into the Horizontal Property Regime with Private Elements governed by the Declaration. The Units, private elements, limited common elements and common elements shown on the Supplemental Plat shall be held and conveyed subject to the provisions of the Declaration, which shall run with the land and be binding upon Developer, its successors and assigns.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of February, 2018.

DEVELOPER:

SEVEN POINTS, LLC, a Tennessee limited liability company

By: _____
Frank C. Batson, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Chief Manager, of Seven Points, LLC, a Limited Liability Company, and that he/she as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Seven Points, LLC by Frank C. Batson as such Chief Manager.

WITNESS my hand, at office, this 28th day of February, 2018.

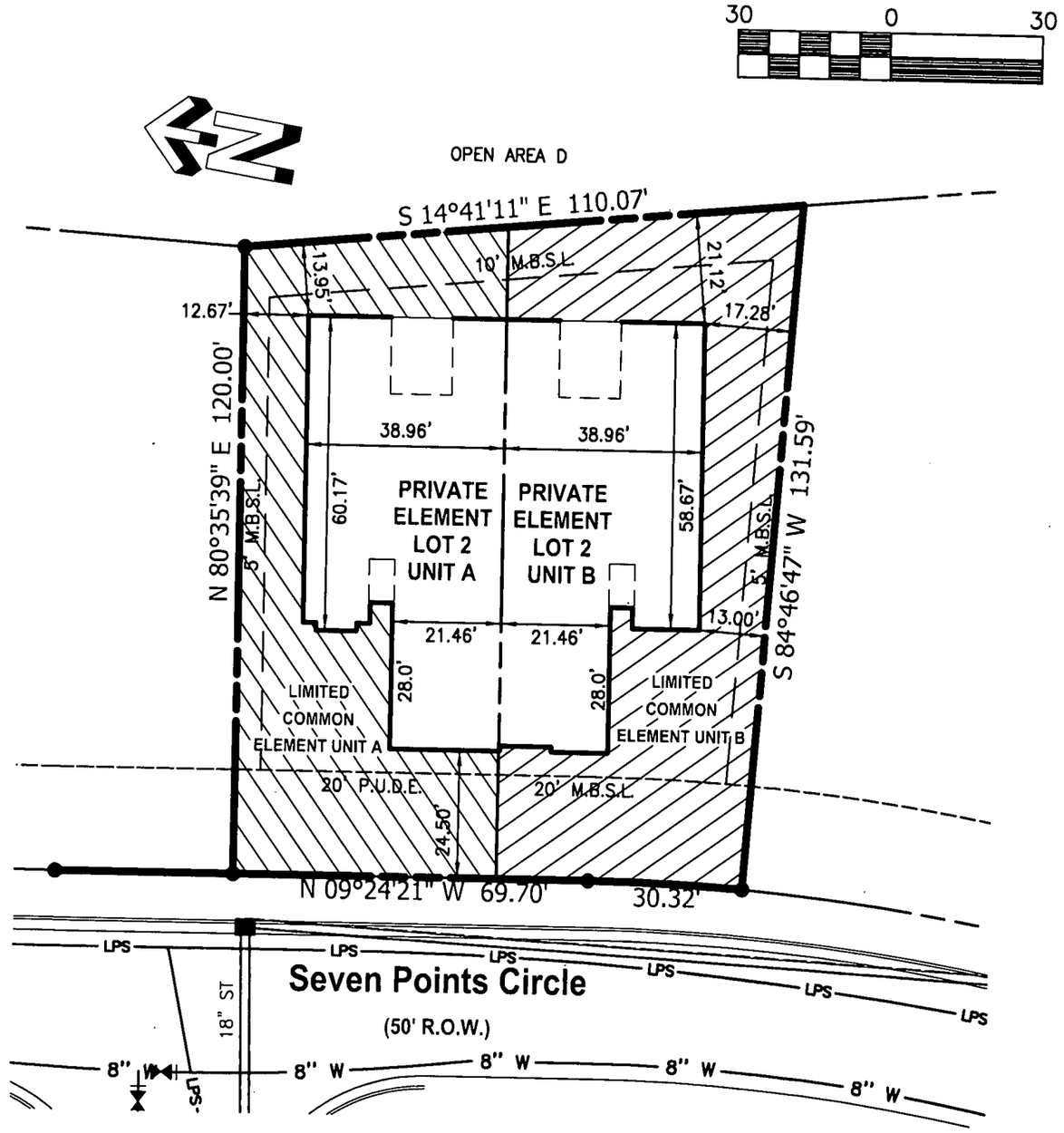
_____
Notary Public

My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

697898.2/2016299

EXHIBIT A



SURVEY NOTES:

1. *This is a non-monumentation survey. The survey was prepared based under the authority of TCA 62-18-126; this survey is not a general property survey as defined under rule 0820-3-07*
2. Current Title Reference: BOOK 3813, PAGE 669 R.O.D.C., TN
3. All improvements as shown hereon are "TO BE BUILT".
4. THIS EXHIBIT COMPLIES WITH TCA SECTION 66-27-103(b)
5. Private Element areas include porches and patios. The buildings shown here on are considered the building coverage.
7. TOTAL PRIVATE AND LIMITED COMMON ELEMENT IS AS FOLLOWS:
   UNIT A = 6,319 SF
   UNIT B = 6,780 SF

BUILDER'S FOUNDATION PLAN – "THE CHATEAU"

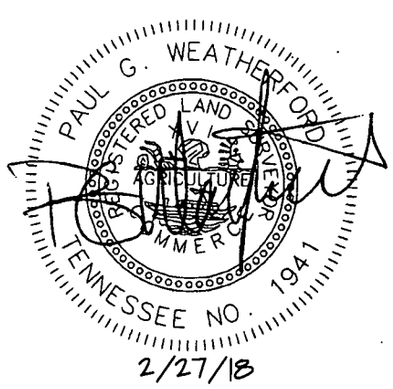


EXHIBIT LOT 2

OWNER:	FRANK BATSON HOMES, INC.
PROPERTY:	LOT 2 UNITS A AND B, RESERVE AT SEVEN POINTS
RECORDED:	The Reserve at Seven Points as recorded in Instrument Number 20180223 0017267, R.O.D.C., TN
LOCATED:	2277 & 2281 Seven Points Circle

WEATHERFORD AND ASSOCIATES, LLC
P.O.Box 8248
Hermitage, TN 37076
Ph. 615-391-3044
pweatherford@tds.net

DATE: 02/27/2018	SCALE: 1" = 30'