THIS INSTRUMENT PREPARED BY:
Ortale, Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 176395 DEEDMAST
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# FIRST SUPPLEMENT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMER GLEN TOWNHOMES
## A TOWNHOME PLANNED UNIT DEVELOPMENT
## (A Horizontal Property Regime with Private Elements)

## (ANNEXING PHASE 2 PROPERTY)

THIS FIRST SUPPLEMENT AND AMENDMENT ("FIRST SUPPLEMENT") TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMER GLEN TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT (A Horizontal Property Regime with Private Elements), made this the 17 day of December, 2018, by **GREEN TRAILS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Declarant") for itself, its successors, successors-in-title, grantees, and assigns.

## WITNESSETH:

**WHEREAS**, Declarant established certain covenants, conditions, and restrictions for certain real property located in Davidson County, Tennessee ("Summer Glen"), pursuant to the Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, A Horizontal Property Regime with Private Elements (the "Declaration"), of record as Instrument No. 20180116-0004525 in the Register's Office for Davidson County, Tennessee (the "Register's Office"); and

**WHEREAS**, the real property annexed under the Declaration consisted of twenty-six (26) residential Units, as well as the Common Elements, Limited Common Elements, and Private Elements related thereto (the "Phase 1 Property");

**WHEREAS**, pursuant to Article XI, Section 1 of said Declaration, Declarant now desires to annex additional real property to Summer Glen which shall consist of eighty-one (81) residential Units, as well as the Common Elements, Limited Common Elements, and Private Elements related thereto, and subject said Units, Common Elements, Limited Common Elements, and Private Elements to the covenants, conditions, and restrictions of the Declaration (the "Phase 2 Property"); and

**NOW THEREFORE**, for and in consideration of these premises and other and valuable consideration, the Declarant hereby supplements and amends the Declaration as follows:

1. The Declaration shall be supplemented for purposes of annexing the Phase 2 Property, as described on Exhibit "1" attached hereto, and more particularly shown with Units, Common Elements, Limited Common Elements, and Private Elements identified on Exhibit "2" attached hereto, to Summer Glen and subjecting said Phase 2 Property to the covenants, conditions and restrictions of the Declaration, as may be supplemented and amended from time to time.

2. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration.

3. All other items not heretofore amended or supplemented shall remain in full force and effect.

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, this First Supplement has been executed by Declarant as of the day and year first above written.

**DECLARANT:**

**GREEN TRAILS, LLC,**
a Tennessee limited liability company

By: _____
Rick Deckbar

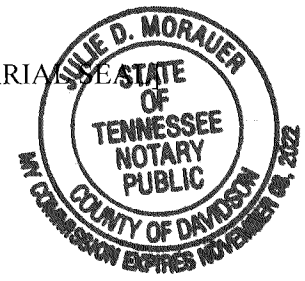
STATE OF TENNESSEE )
_____ COUNTY )

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Chief Manager of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Chief Manager.

Given under my hand and official seal of office this 17th day of December, 2018.

_____
Notary Public

[NOTARIAL SEAL]




My Commission Expires: 11/8/2022

# EXHIBIT 1

# LEGAL DESCRIPTION FOR PHASE 2 PROPERTY

BEING A TRACT OF LAND, LOCATED IN THE 32ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING BOUNDED ON THE NORTH BY THE RIGHT OF WAY OF MT. VIEW CIRCLE AND STORAGE PROS ANTIOCH, LLC (PARCEL: 164-00-0-036.00, DOCUMENT#: 20151023010817 8), ON THE EAST BY AUTUMN GLEN, SECTION I, CONDOS (PARCEL: 164-06-0A-167.00-CO, DOCUMENT# 200309290143614) AND THE RIGHT OF WAY OF SUMMERCREST BLVD., ON THE SOUTH BY SUMMERFIELD HOMEOWNER'S ASSOCIATION, LLC (PARCEL: 164-10-0A-135.00-CO, DOCUMENT#: 200105140049520), AND ON THE WEST BY TENN CONTRACTORS, INC. (PARCEL: 164-10-0A-363.00-CO, DOCUMENT# 200512190152113) AND DWIGHT H. AND BEVERLY J. WILSON (PARCEL: 164-00-0-223.00, DOCUMENT# 20080723007551 1); BEING DESCRIBED AS FOLLOWS: **COMMENCE** AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SUMMERFIELD HOMEOWNER'S ASSOCIATION, INC IN THE RIGHT OF WAY OF SUMMERCREST BLVD.; THENCE WITH THE NORTHERN LINE OF SUMMERFIELD HOMEOWNER'S ASSOCIATION, INC THE FOLLOWING: N65°49'37"W, 105.38'; THENCE N55°44'29"W 161.51'; THENCE N60°24'02"W 151.75'; THENCE N69°36'44"W 96.78' TO THE **POINT OF BEGINNING**; THENCE N69°36'44"W 188.41' TO THE SOUTHEAST CORNER OF TENN CONTRACTORS, INC.; THENCE N08°29'23"W, 363.91' TO THE SOUTHEAST CORNER OF WILSON; THENCE N07°30'02"E 377.27' TO THE NORTHEAST CORNER OF WILSON IN THE RIGHT OF WAY OF MT. VIEW CIRCLE; THENCE WITH SAID RIGHT OF WAY S86°25'38"E, 210.44' TO THE WESTERN LINE OF STORAGE PROS ANTIOCH, LLC; THENCE WITH STORAGE PROS ANTIOCH, LLC S08°14'46"W, 46.09' TO THE NORTHWEST CORNER OF AUTUMN GLEN, SECTION I, CONDOS; THENCE, WITH AUTUMN GLEN THE FOLLOWING S86°38'26"E 203.59'; THENCE S03°25'38"W 183.47'; THENCE S04°17'02"E, 38.88'; THENCE S03°25'38"W, 220.00'; THENCE S31°36'12"E, 44.45'; THENCE S38°44'43"E, 56.91'; THENCE S56°19'34"E 117.23'; THENCE S68°31'43"E 142.98'; THENCE S20°23'16"E 93.72' TO THE **POINT OF BEGINNING**, HAVING AN AREA OF 292270 SQUARE FEET OR 6.71 ACRES, ALL ACCORDING TO A SURVEY MADE BY SITE ENGINEERING CONSULTANTS, INC., CERTIFIED ON DECEMBER 21, 2016, BY DAVID A. PARKER. R.LS. LICENSE NO. 2381.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC BY WARRANTY DEED IN INSTRUMENT NO. 20161229-0136916 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

# EXHIBIT 2

## SITE PLAN/PLAT EXHIBITS FOR PHASE 2 PROPERTY

## [SEE ATTACHED]

# HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (PUD)

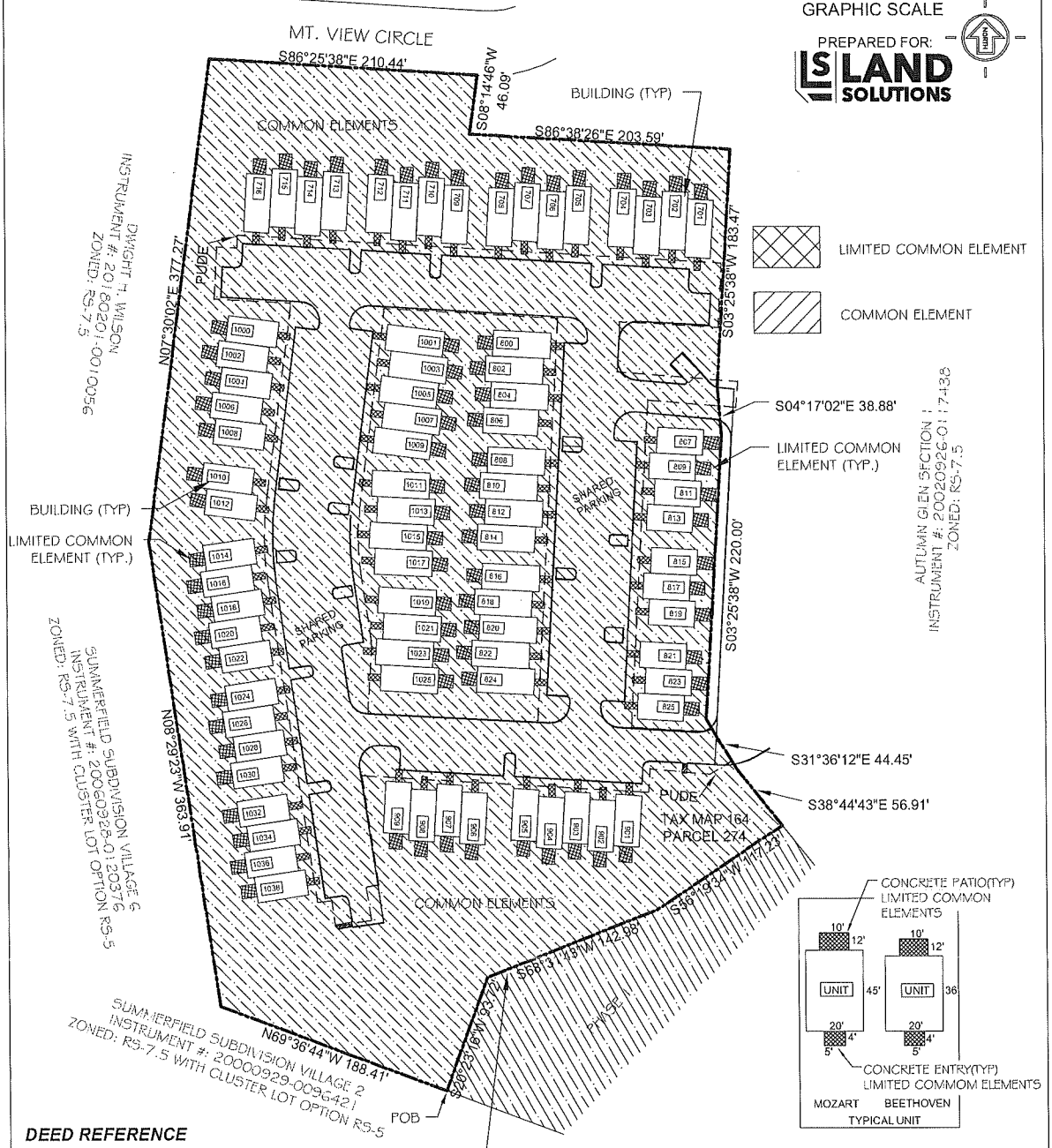
## SUMMER GLEN PHASE 2
## CITY OF NASHVILLE
## DAVIDSON CO, TN

SCALE: 1" = 100'

0' 50' 100' 200'

GRAPHIC SCALE

PREPARED FOR: LS LAND SOLUTIONS







### DEED REFERENCE

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### LEGAL DESCRIPTION

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JAMES G. TERRY REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2287 12-5-18

PREPARED BY:

JTA

JAMES TERRY & ASSOCIATES

2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

JHFADRICK

201812200123931

I, the undersigned, 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 is a true and correct copy of the original document executed and authenticated according to law.

JEREMY H. CHERRY

JULIE D. MORAUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOVEMBER 08, 2022

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, JEREMY H. CHERRY, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/8/20122

Julie D. Morauer
Notary Puiblic