Karen Y Johnson Davidson County
Batch# 180120 DEEDMAST
01/03/2019 11:40:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190103-0000738

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 OF LOT 21

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, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, of record as Instrument No. 20180323-0027343, 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 3rd day of January, 2019.

DEVELOPER:

SEVEN POINTS, LLC, a Tennessee limited liability company

By: _____
Frank C. Batson, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK C. BATSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager respectively of Seven Points, LLC the within named bargainer, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Seven Points, LLC by the said Frank C. Batson as such Chief Manager.

WITNESS my hand, at office, this 3rd day of January, 2019

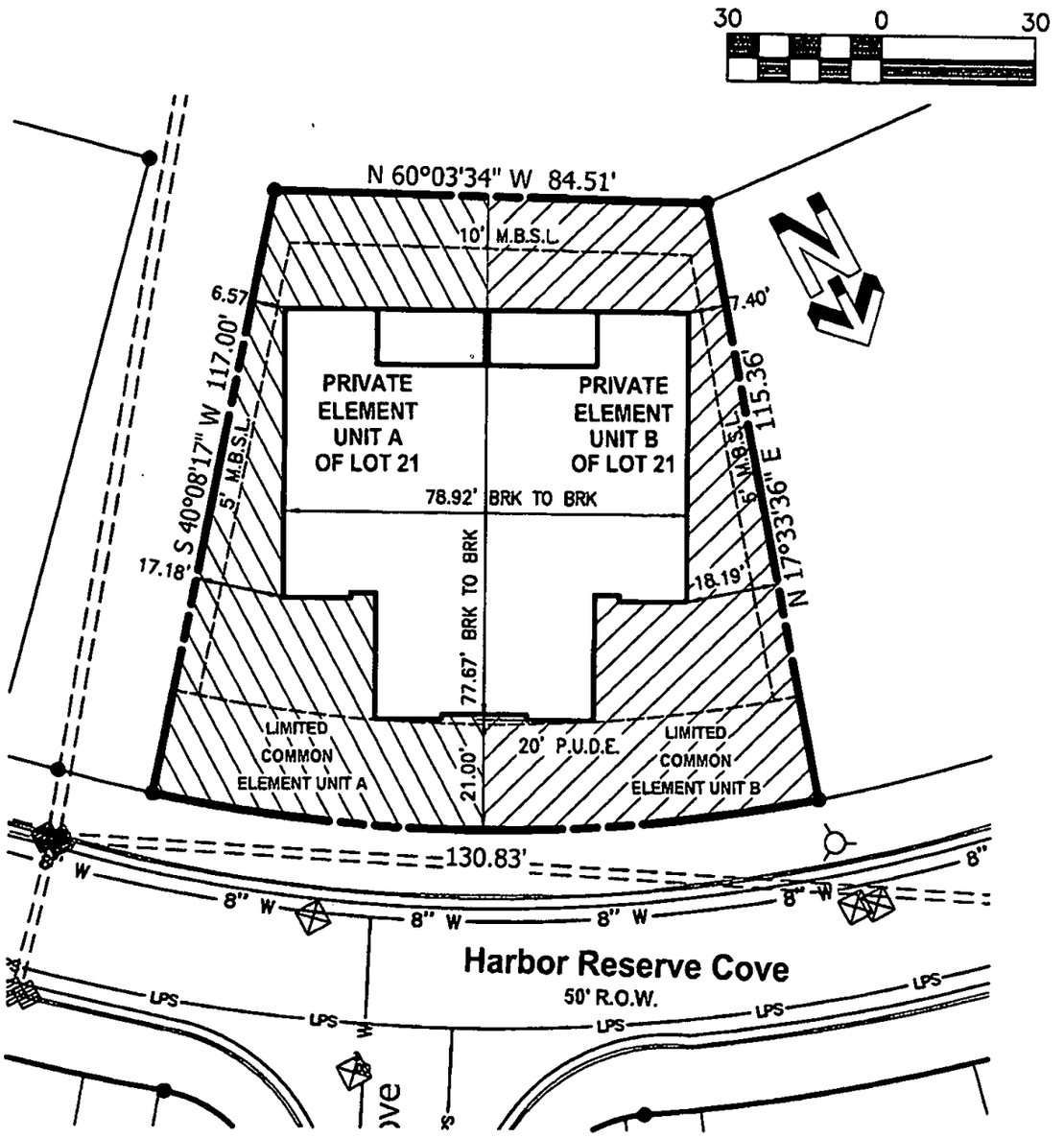
_____
Notary Public

My Commission Expires: 9/6/22

LISA B PURKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: INST # 20151230-0131242 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 = 6,348 SF
   UNIT B = 6,428 SF



EXHIBIT LOT 21

OWNER:	FRANK BATSON HOMES, INC.
PROPERTY:	UNITS A AND B OF LOT 21, RESERVE AT SEVEN POINTS
RECORDED:	The Reserve at Seven Points as recorded in Instrument Number 20180223 0017267, R.O.D.C., TN
LOCATED:	5010 (A) & 5008(B) Harbor Reserve Cove

WEATHERFORD AND ASSOCIATES, LLC
5011 Market Pl, Unit F
Mt. Juliet, TN 37122
Ph. 615-754-5925
pweatherford@tds.net

DATE: 12/18/2018	SCALE: 1" = 30'