Karen Johnson Davidson County
Batch# 300912 DEEDMAST
10/15/2019 12:12:27 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20191015-0105509

This instrument prepared by:
Junping Chen
13 Ashington Lane
Brentwood, TN 37220

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 0 OLD GOINS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 0 OLD GOINS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (this "Amendment") is made and entered into on the 1st day of October, 2019, by **JUNPING CHEN**, (the "Declarant") for the purpose and effect of amending that certain Declaration of Covenants, Conditions and Restrictions for Homes at 0 Old Goins, A Horizontal Property Regime with Private Elements, executed May 19, 2016, of record in Instrument No. 20160519-0050458, in the Register's Office for Davidson County, Tennessee (together with all exhibits thereto, the "DCCR"), as may be previously amended, to which reference is hereby made.

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain real property located in the County of Davidson, State of Tennessee, and described in Exhibit "A" attached hereto (the "Property");

WHEREAS, pursuant to Section 21 of the DCCR entitled "Amendments", Declarant hereby desires to amend the DCCR as expressly set forth herein;

NOW, THEREFORE, the Declarant states as follows:

1. Recitals. The foregoing recitals are contractual in nature and stipulations of fact.

2. Amendment to the DCCR. Pursuant to Section 21 of the DCCR, Declarant, being duly empowered thereby, does hereby amend the DCCR as follows:

The DCCR is hereby amended to include additional property located at 4310 Old Goins Road, Nashville, TN 37211, being Parcel 155 on Tax Map 147-07, and being further described in Exhibit "B" attached hereto and on the survey in Exhibit "C" attached hereto.

3. Application of Remaining Terms and Conditions of DCCR. To the fullest extent, save to the extent expressly amended hereby, all terms, conditions, and provisions of the DCCR, including, without limitation, the By-Laws of the Association attached to and made a part of the DCCR as Exhibit B, shall be applicable to, govern, run with, and in all respects attach to the Homes at 0 Old Goins, A Horizontal Property Regime with Private Elements and all Units thereon as if the same were originally designated thereunder as "Development Property>" Except as expressly set forth herein, all terms and provisions of the DCCR shall remain in full force and effect, and, to the extent necessary, are hereby incorporated herein by reference as if fully set forth herein.

4. Miscellaneous. This Amendment is the product of arms' length negotiations and should not be construed as having been drafted by either party. The parties hereto agree to execute such other and further documents as may be necessary to affect the aims and purposes of this Amendment. This Amendment may only be modified by a writing signed by the parties. This is a fully integrated agreement. The parties hereto have read this Amendment and understand the same and have had the opportunity to consult with independent legal counsel prior to execution. This Amendment is made in Davidson County, Tennessee and shall be construed under Tennessee law. The signatories hereto acknowledge and represent that they are duly authorized to execute this Amendment for the purpose and to the effect of binding the respective part for which they sign.

5. Pursuant to Section 21 in the DCCR, the undersigned Declarant hereby certifies that all lienholders of record have been notified of this Amendment by certified mail.

IN WITNESS WHEREOF, the undersigned has executed this Declaration this the 15th day of October, 2019.

DECLARANT:

Junping Chen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JUNPING CHEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2019.

LEANNA M TERLIKOSKY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: November 8, 2021

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, about six miles from Nashville East of the Nolensville Pike, and described as follows:

Beginning at a point in the North line of the Pritchett Land at Providence, Tennessee, a plan of which is of record in Book 421, page 70, Register's Office for said County, at the Southeast corner of the Oliver Ensley land shown on said plan; thence along what was Ensley's East line north 12° West 198 feet to a pile of stone; thence east 3.5 poles to a point in a stone wall south a distance of 24.75 feet to a turn in said stone wall, and continuing with the same easterly 57.75 feet to a point in the west line of the lands of John Waggoner shown on said plan; thence with what was Waggoner's line South 167 feet to a point in the north line of the Pritchett land; thence with the same westerly 72.6 feet to the point of beginning, and being a part of the tract shown on the Pritchett lands marked Green Edmondson.

Being the same property conveyed to Jun Ping Chen by Warranty Deed of record as Instrument No. 20160311-023404, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'
LEGAL DESCRIPTION

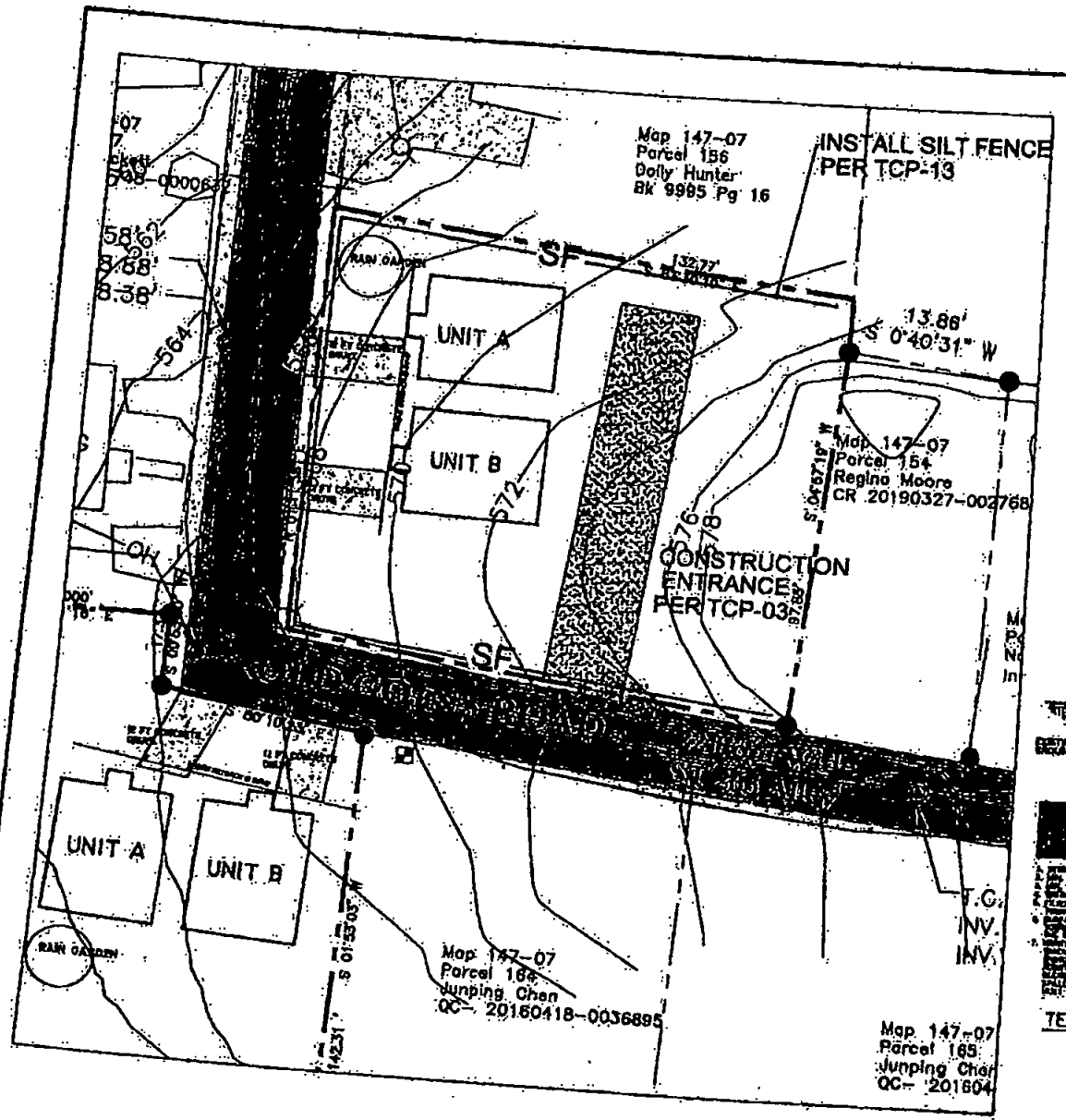
A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by W. H. Lyle, County Surveyor for said County, December 20, 1904, as follows:

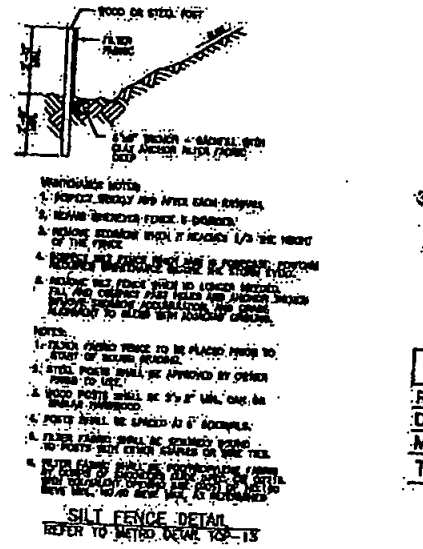
Beginning at the northwest corner of the property conveyed to Daniel Patterson and wife, by deed from Margaret Collins, et al, of record in Book 291, Page 271, Register's Office for said County; thence South ¼ degree West 115.5 feet to a corner of a rock wall; thence with a rock fence, North 84 degrees West 135 feet; thence North 3 ½ degrees West 110.5 feet; thence North 86 ½ degrees East 142 feet to the beginning.

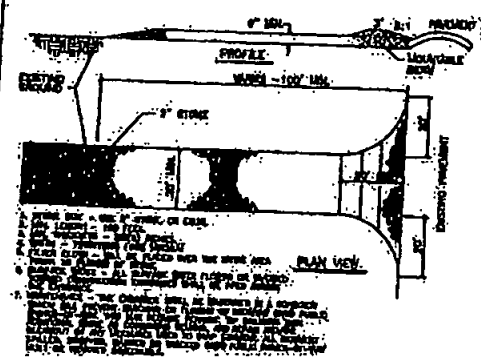
Being the same property conveyed to Junping Chen by Quit Claim Deed from Register Kathy Hold and Clarence Holt, of record in Instrument No. 20160808-0081932, and corrected by Scrivener's Affidavit of record in Instrument No. 20161011-0107419, Register's Office for Davidson County, Tennessee.

EXHIBIT 'C'
SURVEY

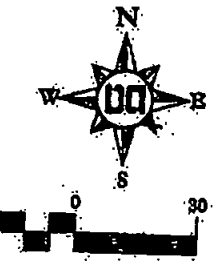
1954 L.S.







TEMPORARY CONSTRUCTION ENTRANCE
SEE METRO STORMWATER MANAGEMENT MANUAL
VOLUME 4 SECTION TCP-03



SCALE: 1" = 30'

EXISTING IA SUMMARY	
Rooftops	0 Sq.Ft.
Driveways	0 Sq.Ft.
Misc. Concrete	0 Sq.Ft.
Total IA Existing	0 Sq.Ft.



4310 Old Goins Road

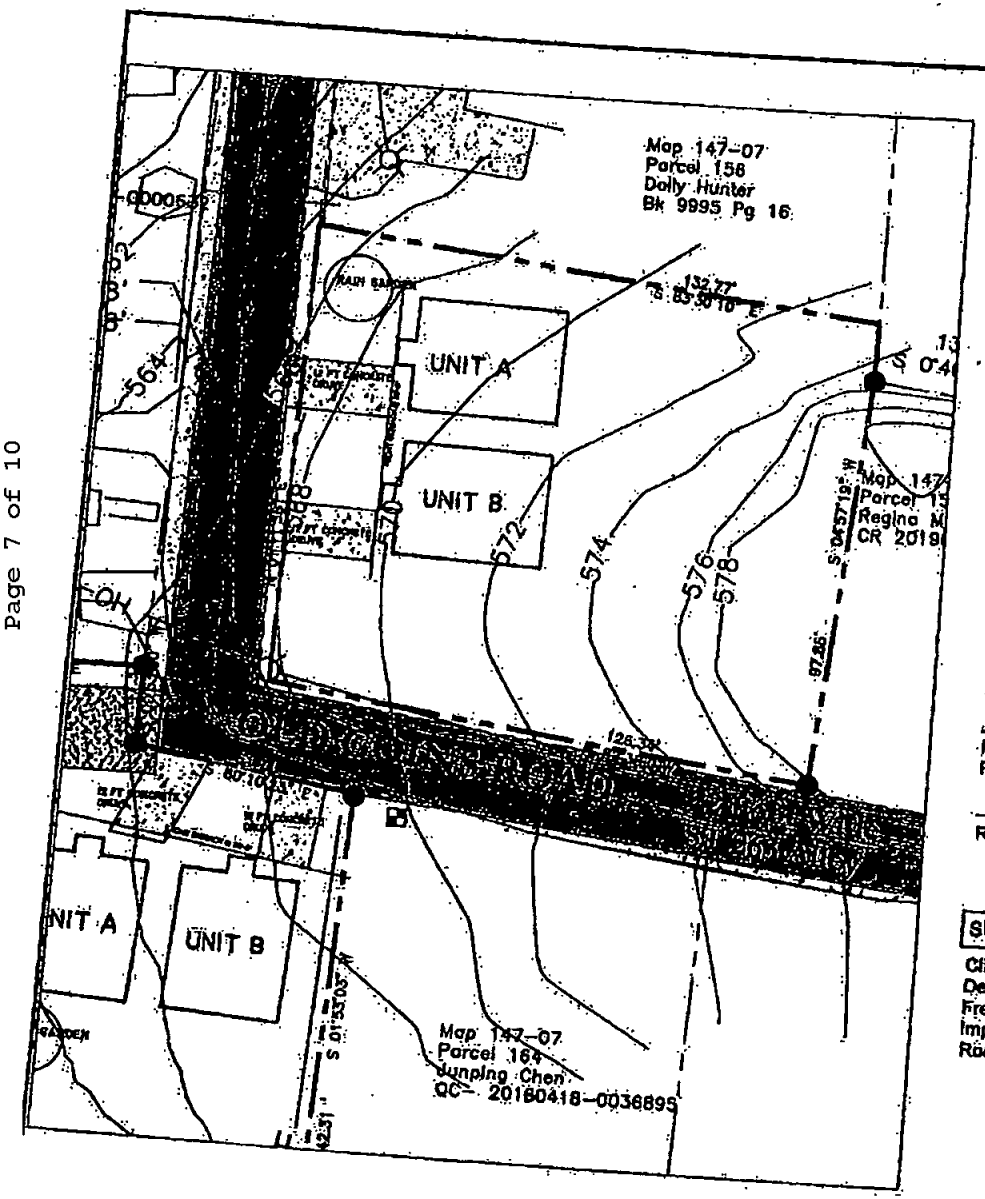
BEING PARCEL 155 ON TAX MAP 147-07
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

C1.0

1 OF 2

Existing Conditions and Erosion Control Plan



PROPOSED IA SUMMARY	
Rooftops	1884 Sq.Ft.
Driveways	510 Sq.Ft.
Misc. Concrete	0 Sq.Ft.
Total IA Proposed	2560 Sq.Ft.

NET IA = 2560 Sq.Ft. which must Follow Tier I Design

DEVELOPER BMP OPTIONS

BMP	DESIGN	REQUIRED
Cisterns	Not Applicable	Not Applicable
Dry Well	Not Applicable	Not Applicable
Vegetated Filter Strip	Not Applicable	Not Applicable
Modified French Drain	See Table Based upon 2560 sf Contributing Area	125' Long w/ 24" Stone
Permeable Pavement	Not Applicable	Not Applicable
Rain Gardens	Based Upon 2560 sf Contributing Area	160 SF @ 24" Media Depth

SUMMARY OR RECCOMENDATION

Client/Developer May Choose From Any of the Above Described BMPs, Engineer Recommends Modified French Drain or Raingarden. It is of the Upmost Importance that the Builder/Contractor ensure all Rooftop Runoff be Directed to the BMP of Choice.

N

W E

S

30 0 30

SCALE: 1" = 30'

Revisions

DATE: JULY 2019

4310 Old Goins Road

BEING PARCEL 155 ON TAX MAP 147-07
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
10/8/19

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

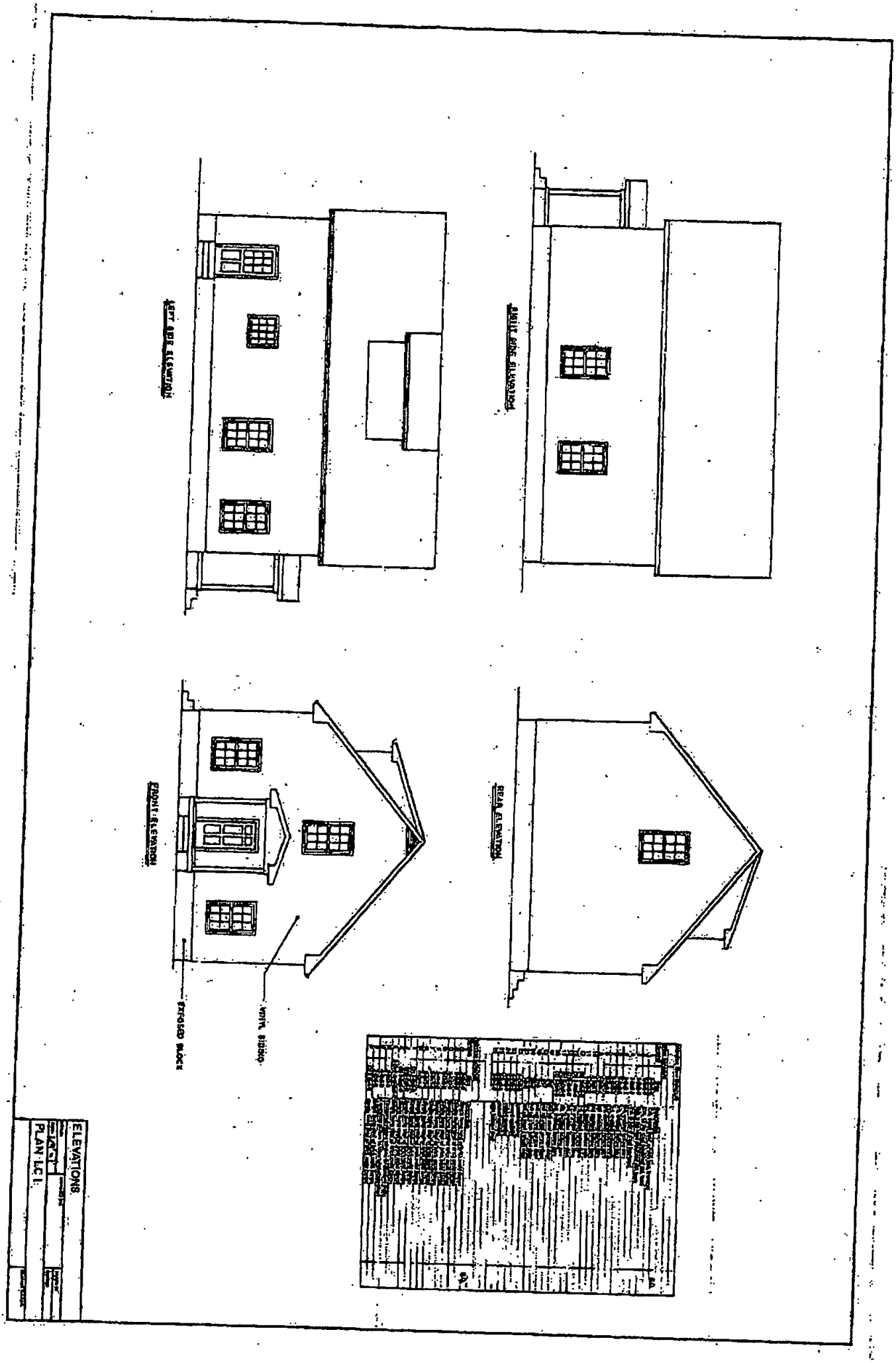
PROJECT # 1909
4310 Old Goins Road

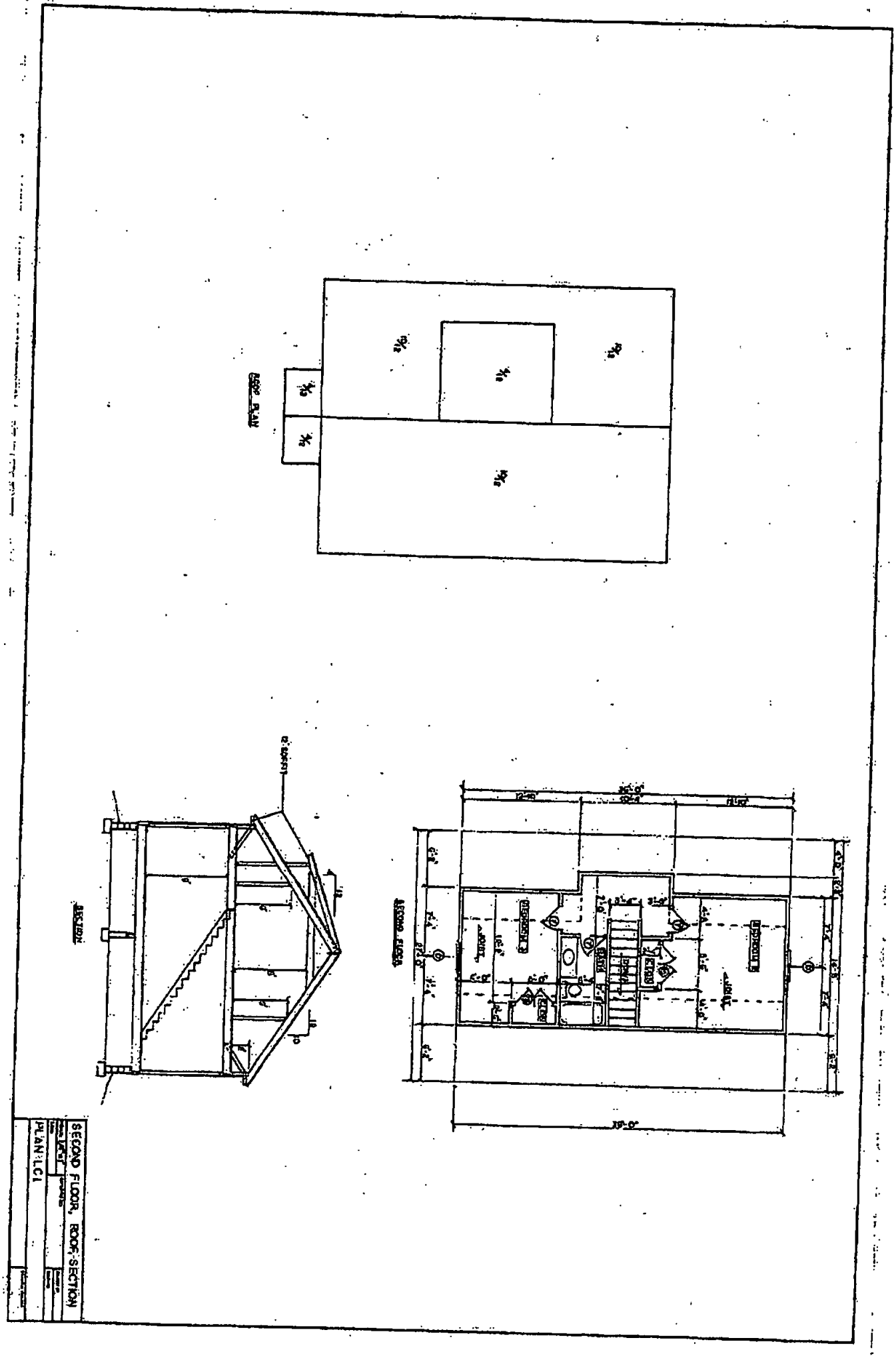
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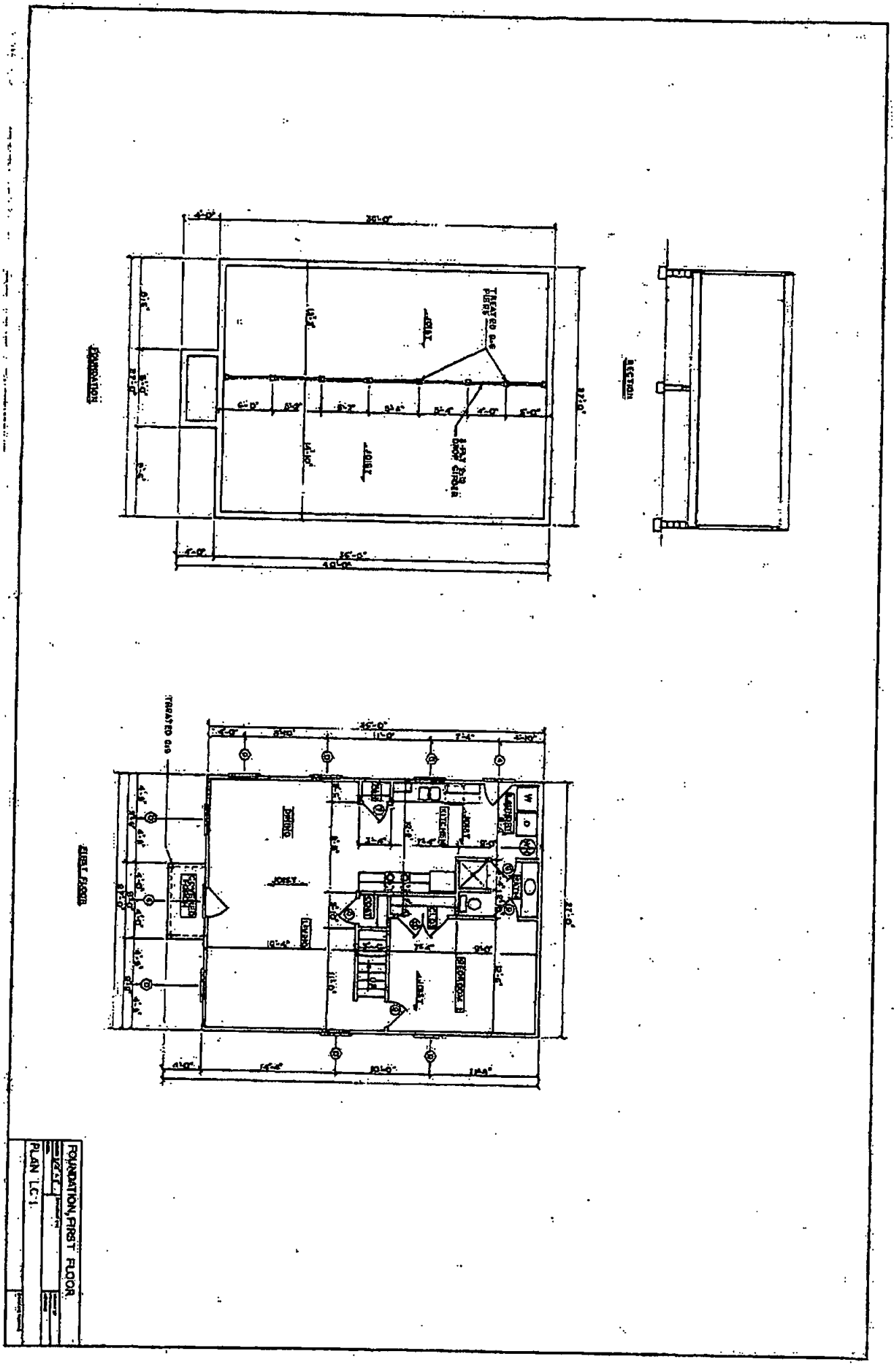
2 OF 2

Infill Development Plan

115 Fleming Place
Nashville, Tennessee 37201


LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
FRONT ELEVATION
REAR ELEVATION
ENTRANCE DOOR
MAIN DOOR
ELEVATIONS
PLAN LC1


ROOF PLAN
SECTION
SECOND FLOOR
SECOND FLOOR, ROOF, SECTION
PLAN: LC1


FOUNDATION
SECTION
FIRST FLOOR
FOUNDATION, FIRST FLOOR
PLAN LC-1