Karen Johnson Davidson County
Batch# 524492 DEEDMAST
12/03/2020 02:42:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20201203-0140753

This instrument prepared by:
Andrew T. Wood, Esq.
ATTORNEYS TITLE COMPANY, INC
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0354
Box #14

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, MADE AND ENTERED INTO BY CRAIGHEAD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (THE "DEVELOPER").

WITNESSETH:

WHEREAS, the Developer caused to be prepared and recorded that Declaration of Covenants, Conditions and Restrictions for Homes at Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements as Instrument No. 20190423-0037385 in the Register's Office for Davidson County, Tennessee (the "Declaration"), in order to submit the therein-described Parcel to the provisions of the Tennessee Horizontal Property Act, Tenn. Code Ann. §66-27-101 et seq., for the express purpose of establishing thereon a horizontal property regime with private elements to be known as Rowhouses at Robinson Road; and

WHEREAS, the Developer caused to be prepared and recorded a First Amendment to Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, (the "First Amendment") as Instrument No. 20190627-0062402 said Register's Office; and

WHEREAS, the Developer caused to be prepared and recorded a Second Amendment to Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, (the "Second Amendment") as Instrument No. 20200116-0005698 said Register's Office; and

WHEREAS, the Developer intends to begin construction of Phase II of Rowhouses at Robinson Road which Developer desires to annex into the Rowhouses at Robinson Road horizontal property regime; and

WHEREAS, the Developer desires to amend the Declaration to reflect the addition of Phase II to Rowhouses at Robinson Road.

NOW, THEREFORE, The Developer, exercising the power granted to it under Section 21(a) of the Declaration, makes, publishes and records this Third Amendment to amend the

Declaration as follows:

The Exhibit "A" attached to this Third Amendment is hereby added to the Exhibit "A" attached to the Declaration.

The Exhibit "C" attached to this Third Amendment is hereby added to the Exhibit "C" attached to the Declaration.

From and after the date of recording of this Third Amendment, Phase II shall be part of Rowhouses at Robinson Road, a horizontal property regime with private elements and subject to the Declaration.

Except as specifically set out in this Third Amendment, the Declaration, First Amendment and Second Amendment remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Second Amendment to Declaration this the 25 day of November, 2020.

DEVELOPER:

Craighead Partners, LLC,
a Tennessee limited liability company

By: _____
Carl A Neuhoff, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl A Neuhoff, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Craighead Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of November, 2020.

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Legal Description

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod; at the intersection of the northwesterly right-of-way line of Industrial Drive, and the northeasterly right-of-way line of Robinson Road;
Thence, leaving the northwesterly right-of-way line of Industrial Drive, with the northeasterly right-of-way line of Robinson Road, North 84 deg 47 min 14 sec West, 302.03 feet to an existing iron rod;
Thence, with the northeasterly right-of-way line of Robinson Road, North 47 deg 55 min 14 sec West, 61.70 feet to a point in the northeasterly right-of-way line of Robinson Road, the same point being the southeasterly corner of O.I.C Rowhouses of Robinson Road (Phase 1) property as of record in Instrument No. MA-20190423-0037385 at the Register's for Davidson County, Tennessee;
Thence, away from the northeasterly right-of-way line of Robinson Road and along the eastern boundary of O.I.C Rowhouses of Robinson Road (Phase 1) property the following calls;
North 42 deg 52 min 24 sec East, 255.76 feet to a point;
Thence, North 47 deg 07 min 31 sec West, 105.53 feet to a point;
Thence, North 42 deg 52 min 21 sec East, 65.48 feet to a point;
Thence, South 47 deg 07 min 39 sec East, 27.13 feet to a point;
Thence, North 42 deg 52 min 18 sec East, 70.00 feet to a point;
Thence, North 47 deg 07 min 36 sec West, 8.99 feet to a point;
Thence, North 42 deg 52 min 24 sec East, 65.46 feet to a point;
Thence, North 44 deg 02 min 29 sec West, 208.77 feet to a point;
Thence, North 40 deg 22 min 14 sec East, 52.49 feet to a point;
Thence, North 49 deg 17 min 41 sec West, 30.25 feet to a point;
Thence, with a curve to the right, along an arc length of 29.18 feet, the radius of which is 91.91 feet, the chord of which is South 60 deg 04 min 25 sec West, 29.06 feet to a point;
Thence, North 28 deg 58 min 10 sec West, 78.53 feet to a point;
Thence, North 47 deg 15 min 15 sec West, 85.67 feet to a point;
Thence, North 42 deg 48 min 49 sec East, 143.08 feet to a point;
Thence, South 47 deg 29 min 15 sec East, 166.33 feet to a point;
Thence, South 40 deg 07 min 24 sec East, 36.50 feet to a point;
Thence, South 47 deg 07 min 28 sec East, 516.70 feet to a point;
Thence, South 55 deg 00 min 27 sec East, 34.62 feet to a point;
Thence, South 38 deg 21 min 43 sec East, 123.00 feet to a point;
Thence, South 51 deg 38 min 17 sec West, 261.24 feet to an existing iron rod;
Thence, South 53 deg 27 min 26 sec West, 158.34 feet to an existing iron rod;
Thence, South 53 deg 37 min 46 sec West, 42.95 feet to the POINT OF BEGINNING.

The foregoing legal description being derived from the ALTA/ACSM Land Title Survey of Tax Map 44, Parcels 41 & 42, Robinson Road at Industrial Drive by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. # 2048, dated December 21, 2018 as Job 18234-MHC.

EXHIBIT "A" CONTINUED

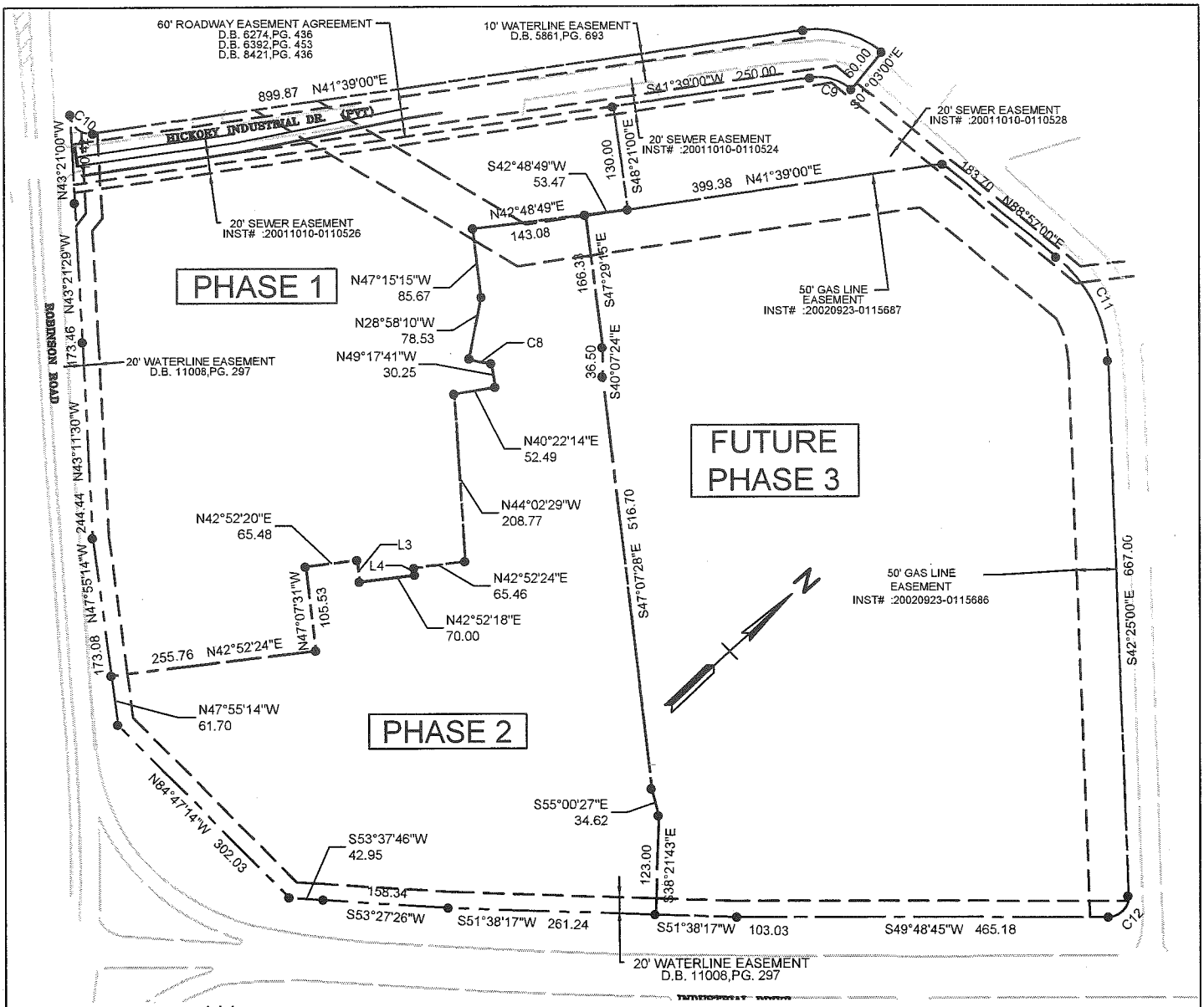
Unit Types and Street Addresses

Street Addresses are assigned by the Metropolitan Government of Nashville and Davidson County, Tennessee, and have been purposefully omitted from this Amendment.

Unit Number	Unit Type
79	Villa
80	Villa
81	Villa
82	Villa
83	Villa
84	Villa
85	Villa
86	Villa
87	Villa
88	Villa
89	Villa
90	Villa
91	Villa
92	Villa
93	Villa
94	Villa
95	Villa
96	Villa
97	Villa
98	Villa
99	Townhome
100	Townhome
101	Townhome
102	Townhome
103	Townhome
104	Townhome
105	Townhome
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107	Townhome
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168	Townhome
169	Townhome
170	Townhome
171	Townhome
172	Townhome
173	Townhome



ANTHONY P. SNYDER
REGISTERED ENGINEER
AGRICULTURE
No. 22039
STATE of TENNESSEE

1-10-2020

Line Table		
Line #	Length	Direction
L3	27.13	S47° 07' 39"E
L4	8.99	N47° 07' 36"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Len	Chord Brg
C7	104.98	127.17	047.30	102.03	N65°18'00"E
C8	29.18	91.91	018.19	29.06	S60°04'25"W
C9	55.45	67.17	047.30	53.89	S65°18'00"W
C10	41.45	25.00	095.00	36.86	N89°09'00"E
C11	148.70	174.30	048.88	144.23	S66°51'26"E
C12	40.23	25.00	092.20	36.03	S03°41'00"W

I certify this Plat of The Rowhouses at Robinson Road Phase 2 contains all information required by the T.C.A. Section 66-27-309.

Anthony P. Snyder, P.E. #22,039 Date

0 200 400 600

SCALE: FEET

Original Parcels: 044-00004100 921 Robinson Road
044-00004200 915 Robinson Road

EXHIBIT C-1

The Rowhouses at Robinson Road (Phase 2)

PROPERTY OWNER: Rayon City Investors
760 Melrose Ave.
Nashville, TN 37211

Snyder Engineering, pllc
CIVIL ENGINEERING SERVICES
228 Spence Lane Phone 615-383-1699
Nashville, TN 37210 tonysnyder@comcast.net

202012030140753

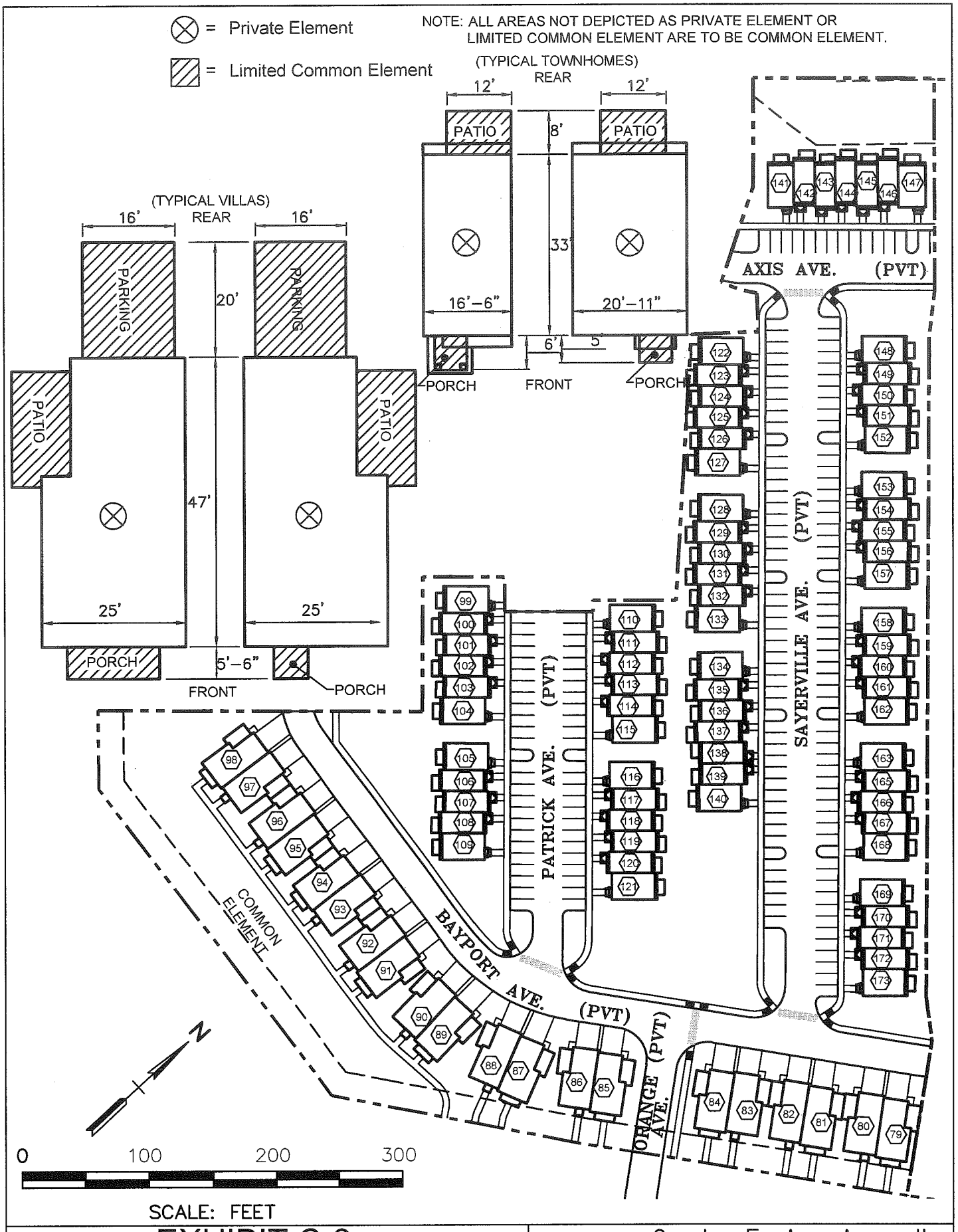


EXHIBIT C-2

The Rowhouses at Robinson Road (Phase 2)

PROPERTY OWNER: Rayon City Investors
760 Melrose Ave.
Nashville, TN 37211

Snyder Engineering, pllc
CIVIL ENGINEERING SERVICES
228 Spence Lane
Phone 615-383-1699
Nashville, TN 37210
tonysnyder@comcast.net

202012030140753

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023