Karen Johnson Davidson County
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20210329-0041050

This document prepared by:

Hudson, Reed & Christiansen, PLLC
16 Public Square N
Murfreesboro, TN 37130

SUPPLEMENTARY DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF BRADBURN VILLAGE TO ADD PHASE 4

This Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village to Add Phase 4 ("Supplementary Declaration") is made and entered into effective as of the 26th day of March, 2021 by Bradburn Village Phase 4 Partnership.

WITNESSETH:

WHEREAS, Beazer Homes Corp. previously submitted certain property to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village recorded as Instrument Number 20070817-0098536 in the Register's Office for Davidson County, Tennessee (the "Declaration");

WHEREAS, by letter dated April 23, 2008, Beazer Homes Corp. transferred its rights as developer of The Townhomes of Bradburn Village to Craighead Springs, LLC;

WHEREAS, by letter dated October 30, 2012, Craighead Springs, LLC transferred these same developer's rights to Pinhook Development, LLC, a Tennessee limited liability company (hereinafter referred to as "Successor Developer");

WHEREAS, Pinhook Development, LLC, a Tennessee limited liability company transferred the Developer's rights under the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee and that certain Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20121109-0103798, as amended (collectively the "Declaration") to the Jimmy E. Allen Revocable Trust (the "Developer" and "Assignor");

WHEREAS, ownership of the Property, as defined in the Declaration and upon which the improvements are to be located, was transferred to Amber Lane Development, LLC from the Jimmy E. Allen Revocable Trust by Warranty Deed of record in Instrument No. 20170802-0078537, Register's Office for Davidson County, Tennessee;

WHEREAS, by Assignment of Developer's Rights under Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, as amended of record in Instrument No. 20170802-0078538, Jimmy E. Allen Revocable Trust as "Developer" assigned, transferred and designated to Amber Lane Development, LLC, its

successors all the rights of the Developer, including, but not limited to, all special rights of the Developer set forth in the Declaration;

WHEREAS, by Assignment of Developer's Rights under Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, as amended of record in Instrument No. 20210329-0041049 Amber Lane Development, LLC as "Developer" assigned, transferred and designated to Bradburn Village Phase 4 Partnership, the rights of the Developer to annex Townhomes of Bradburn Village Phase 4 to the Townhomes of Bradburn Village Subdivision, but retained all obligations of Developer for all other sections of Bradburn Village except for Phase 4;

WHEREAS, pursuant to Paragraph 2(b) of the Declaration, Bradburn Village Phase 4 Partnership has the right to file of record one or more supplementary declarations to subject additional property to the provisions of the Declaration;

WHEREAS, Bradburn Village Phase 4 Partnership desires to annex adjacent property into The Townhomes of Bradburn Village development;

NOW, THEREFORE, for and in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bradburn Village Phase 4 Partnership, being empowered so to do hereby amend the Declaration as follows:

1. Amendment. This Declaration is amended to annex additional property more particularly described in Exhibit A attached hereto and incorporated herein by reference. The foregoing property is deemed submitted to the restrictive covenants and other provisions contained in the Declaration, effective upon the date of the recordation of this Supplementary Declaration. Any and all lot/unit owners of the property described in said Exhibit A shall be members of the Townhomes of Bradburn Village Homeowners' Association, Inc. and be subject to, and entitled to, the benefits of the Association as established in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bradburn Village stated hereinabove.

2. Bradburn Village Phase 4 Partnership reserves the right to amend this Supplementary Declaration and the Declaration as to Bradburn Village Phase 4 as described in the attached Exhibit "A" without the consent of any other owner so long as Bradburn Village Phase 4 Partnership owns any units or property within Bradburn Village Phase 4 and for a period of seven (7) years after the last date Bradburn Village Phase 4 Partnership owns any unit or property in Bradburn Village Phase 4 as depicted in Exhibit "A".

3. Ratification. In all other respects, the Declaration is ratified and confirmed.

IN WITNESS WHEREOF, Bradburn Village Phase 4 Partnership being authorized so to do, has caused this Supplementary Declaration to be executed as of the day and date first above written.

BRADBURN VILLAGE PHASE 4 PARTNERSHIP

By: _____

Title: Partner

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John D. Floyd, with whom I am personally acquainted, and who upon his oath acknowledged himself to be a partner of Bradburn Village Phase 4 Partnership, and he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name the partnership by himself as such partner.

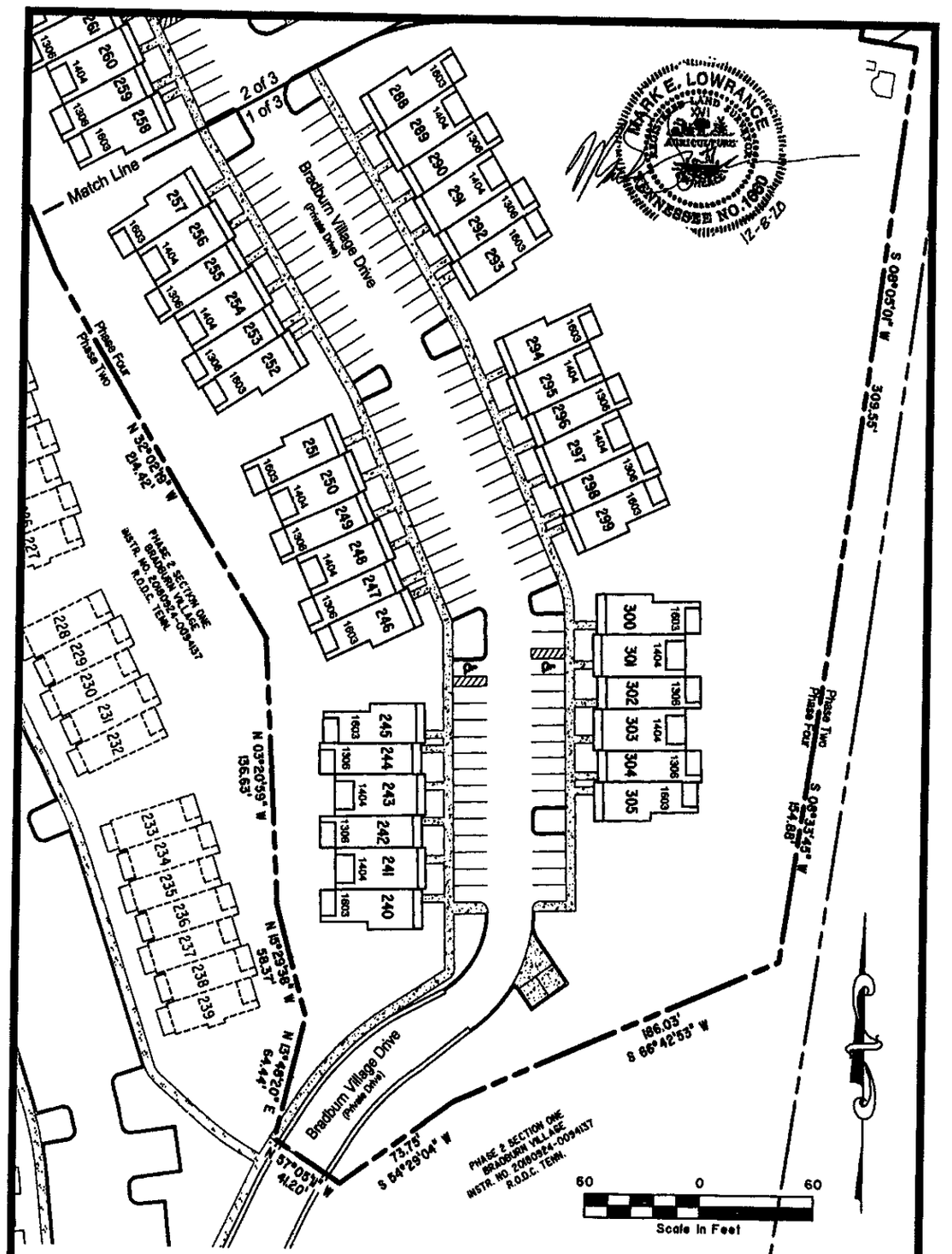
WITNESS MY HAND and official seal at my office on this the 4th day of March, 2021.

Kim B. Lockhart
NOTARY PUBLIC

My commission expires: 3-26-22

KIM B. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"



Notes

1. Property Map 164 parcel 318
2. Site Acreage: 401,753 Square Feet or 9.223± Acres.
3. Deed Reference: Bradburn Village Phase 4 Partnership Instrument No. 20171229-0132504 R.O.D.C. Tenn.

This survey was performed under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-07.

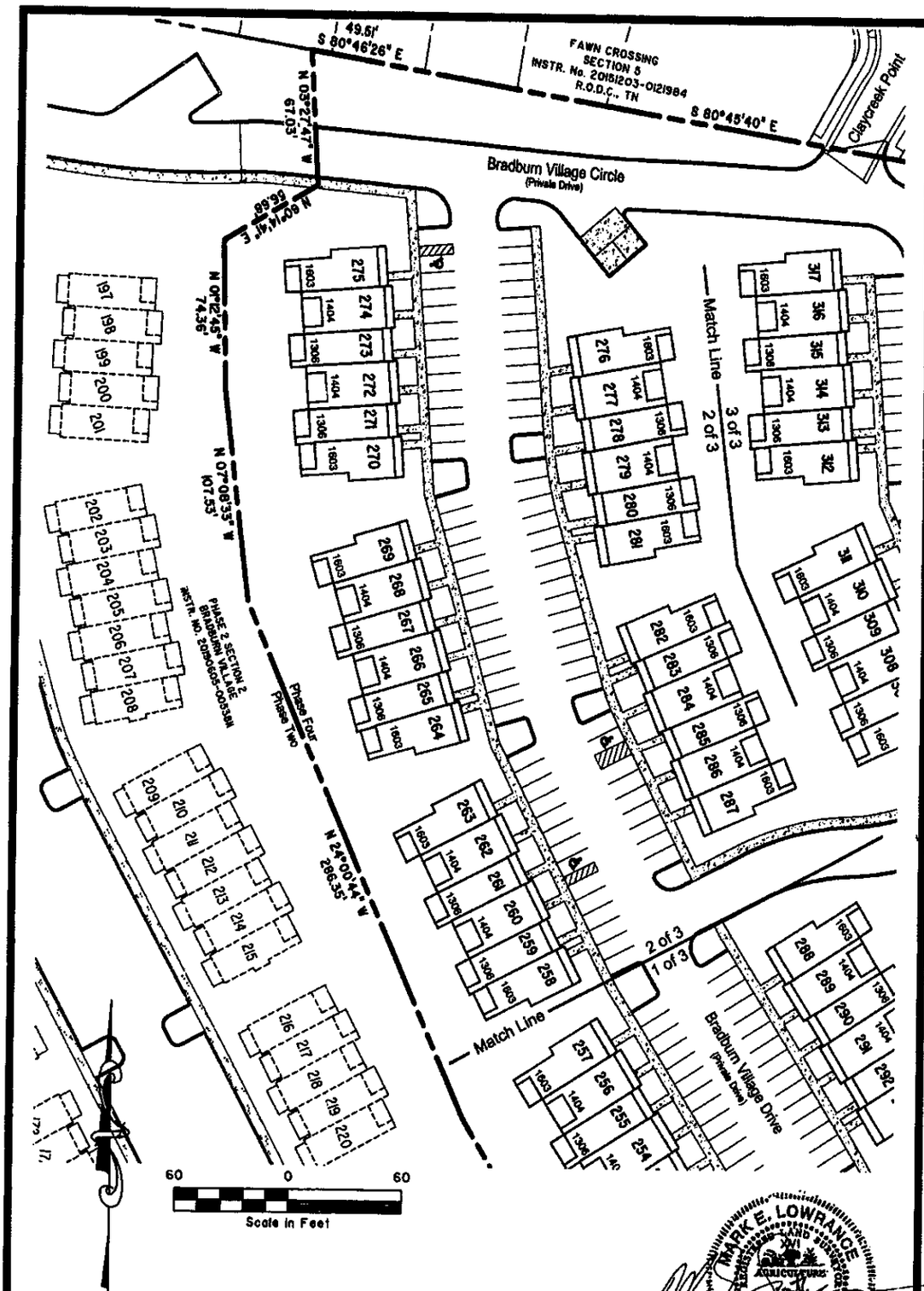
Sheet 1 of 3
Exhibit Plat
Phase 4

Bradburn Village

A Planned Unit Development
Nashville, Davidson County
Tennessee

12-08-20 1" = 60'

Anderson, Delk, Epps & Associates, Inc.
616 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809



MARK E. LOWRANCE
LAND SURVEYOR
TENNESSEE NO. 1660
12-8-20

Sheet 2 of 3
Exhibit Plat
Phase 4

Bradburn Village

A Planned Unit Development

Nashville, Davidson County, Tennessee

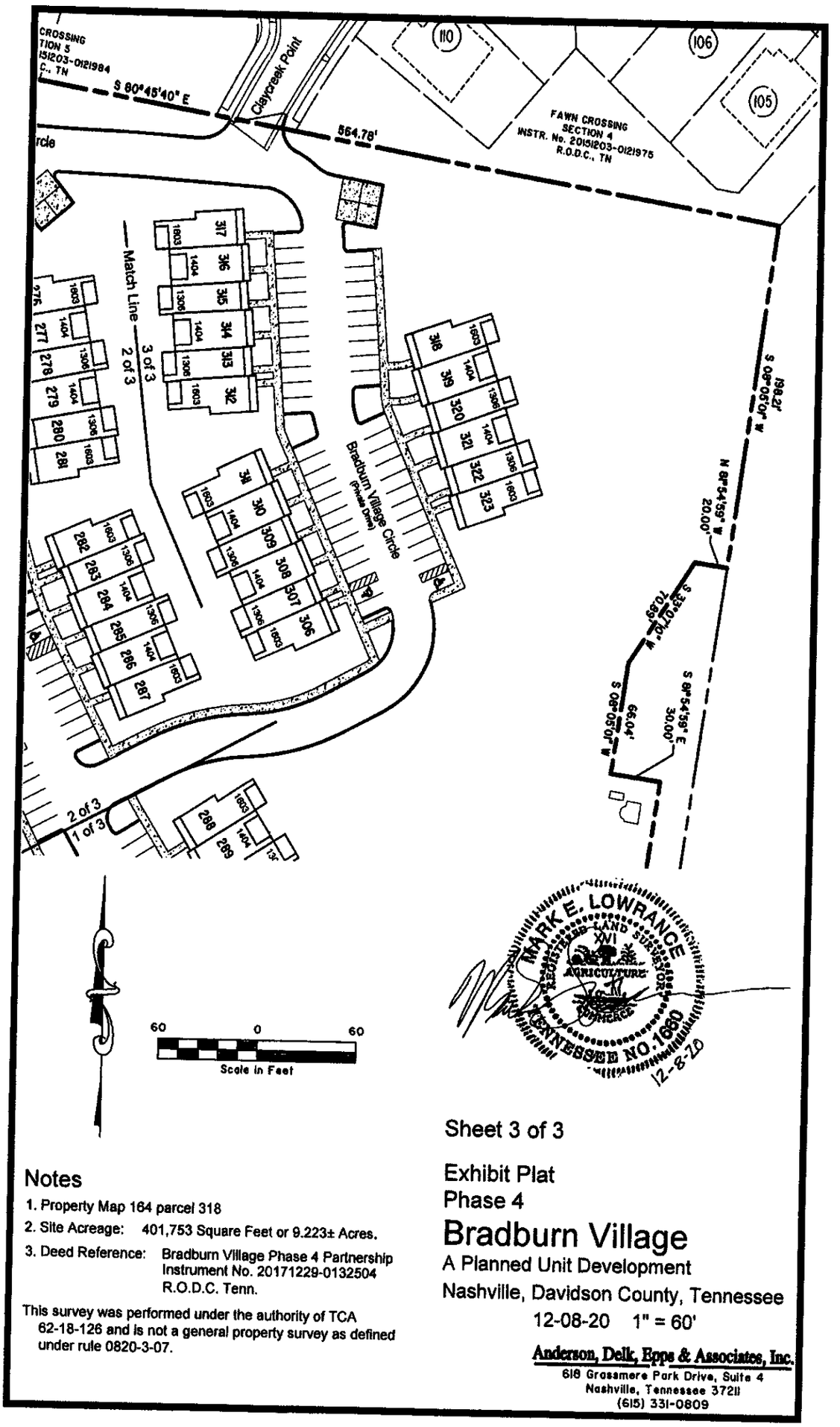
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Sheet 3 of 3

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