

BK/PG: 7766/363-369
19041189

<u>7 PGS : RESTRICTIONS</u>	
<u>SAVANNAH GIBSON</u>	<u>621060 - 19041189</u>
<u>10/04/2019</u>	<u>- 03:45:27 PM</u>
<u>MORTGAGE TAX</u>	<u>0.00</u>
<u>TRANSFER TAX</u>	<u>0.00</u>
<u>RECORDING FEE</u>	<u>35.00</u>
<u>DP FEE</u>	<u>2.00</u>
<u>REGISTER'S FEE</u>	<u>0.00</u>
<u>TOTAL AMOUNT</u>	<u>37.00</u>

STATE of TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

This Instrument Prepared By:
Douglas S. Hale, Attorney
Hale and Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

SUPPLEMENTAL DECLARATION
TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SIMMONS RIDGE

SIMMONS RIDGE JOINT VENTURE, a Tennessee joint venture composed of Coastal Development Corporation, a Tennessee corporation, and Simmons Ridge Partners, LLC, a Tennessee limited liability company ("Declarant") makes this Supplemental Declaration as of the 4th day of October, 2019.

WITNESSETH:

WHEREAS, that certain *Declaration Of Covenants, Conditions and Restrictions For Simmons Ridge* is of record in Book 6789, Page 125, Register's Office for Williamson County, Tennessee (the "Declaration");

WHEREAS, at Section 12 of Article I of the Declaration, Simmons Ridge Joint Venture, together with its successors and assigns, is defined and designated as the "Declarant" under the Declaration;

WHEREAS, Declarant has caused a portion of the acreage comprising the Development, as defined in the Declaration and described on **Exhibit A-1** attached thereto, to be developed into **fifty-one (51)** improved platted "Lots", which includes eight (8) lots designated as "Open Space" Lots, i.e. "Common Area", as such terms are defined in Sections 8 and 20 of Article I of the Declaration, with said **fifty-one (51)** platted Lots being of record in Plat Book P72, Pages 35a, 35b and 35c, said Register's Office, a copy of which Plat is attached to this Supplemental Declaration, marked as **Exhibit A** and incorporated herein by reference (collectively the "Added Lots");

WHEREAS, certain of the Added Lots are to be designated as "Common Maintenance Lot(s)", as said term is defined in the Declaration;

WHEREAS, pursuant to Article XIII, Section 1 of the Declaration, Declarant has the right to add additional property to be subject to the Declaration by the recording of this Supplemental Declaration in said Register's Office;

WHEREAS, Declarant desires to record this Supplemental Declaration for the purpose of including the Added Lots within the term "Property", as such term is defined in the Declaration, subjecting the Added Lots to the Declaration and designating certain of the Added Lots as "Common Maintenance Lots".

NOW, THEREFORE, in consideration of the recitals hereinabove set forth, which are incorporated herein by reference, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Declarant states as follows:

1. The fifty-one (51) lots, inclusive of the eight (8) lots designated as "Open Space" Lots, i.e. "Common Area" reflected in Plat Book P72, Pages 35a, 35b and 35c, said Register's Office, are included within the term "Property", as such term is defined in the Declaration, and are subjected to the Declaration; and
2. Of the **fifty-one (51)** Added Lots, **Lots 98, 99, 100, 101, 148, 149, 150, 151, 200, 201, 202, 203, 242, 243, 244, 245, 246, 247, 248 and 249**, as set forth in Plat Book P72, Pages 35a, 35b and 35c, said Register's Office, are designated as "Common Maintenance Lots", as said term is defined in the Declaration.

This Supplemental Declaration shall run with the land and be binding upon, and inure to the benefit of every Owner of the Lots described in the hereinabove referenced recorded Plat(s).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day and date first above written.

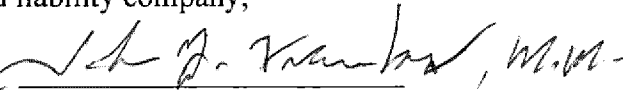
DECLARANT:

SIMMONS RIDGE JOINT VENTURE, a
Tennessee partnership

By: Coastal Development Corporation, a Tennessee
corporation,

By: 
Douglas S. Hale, President

By: Simmons Ridge Partners, LLC, a Tennessee
limited liability company,

By: 
John Y. Franks, Managing Member

(ACKNOWLEDGMENTS APPEARS ON THE FOLLOWING PAGES)

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

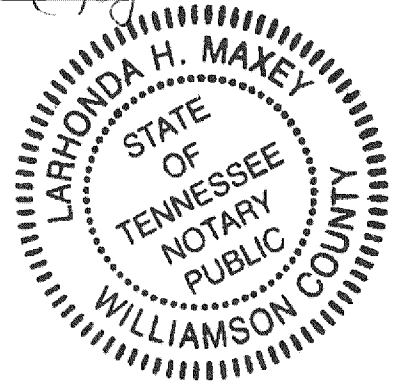
Personally appeared before me Larhonda D. Maxey, of the state and county aforesaid, personally appeared **Douglas S. Hale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Coastal Development Corporation, a joint venturer in Simmons Ridge Joint Venture, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand, at office, this 4th day of October, 2019.

Larhonda D. Maxey
NOTARY PUBLIC

My Commission Expires:

11-23-2020



STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me Larhonda H. Maxey, of the state and county aforesaid, personally appeared **John Y. Franks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Simmons Ridge Partners, LLC, a joint venturer in Simmons Ridge Joint Venture, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Managing Member.

WITNESS my hand, at office, this 4th day of October, 2019.

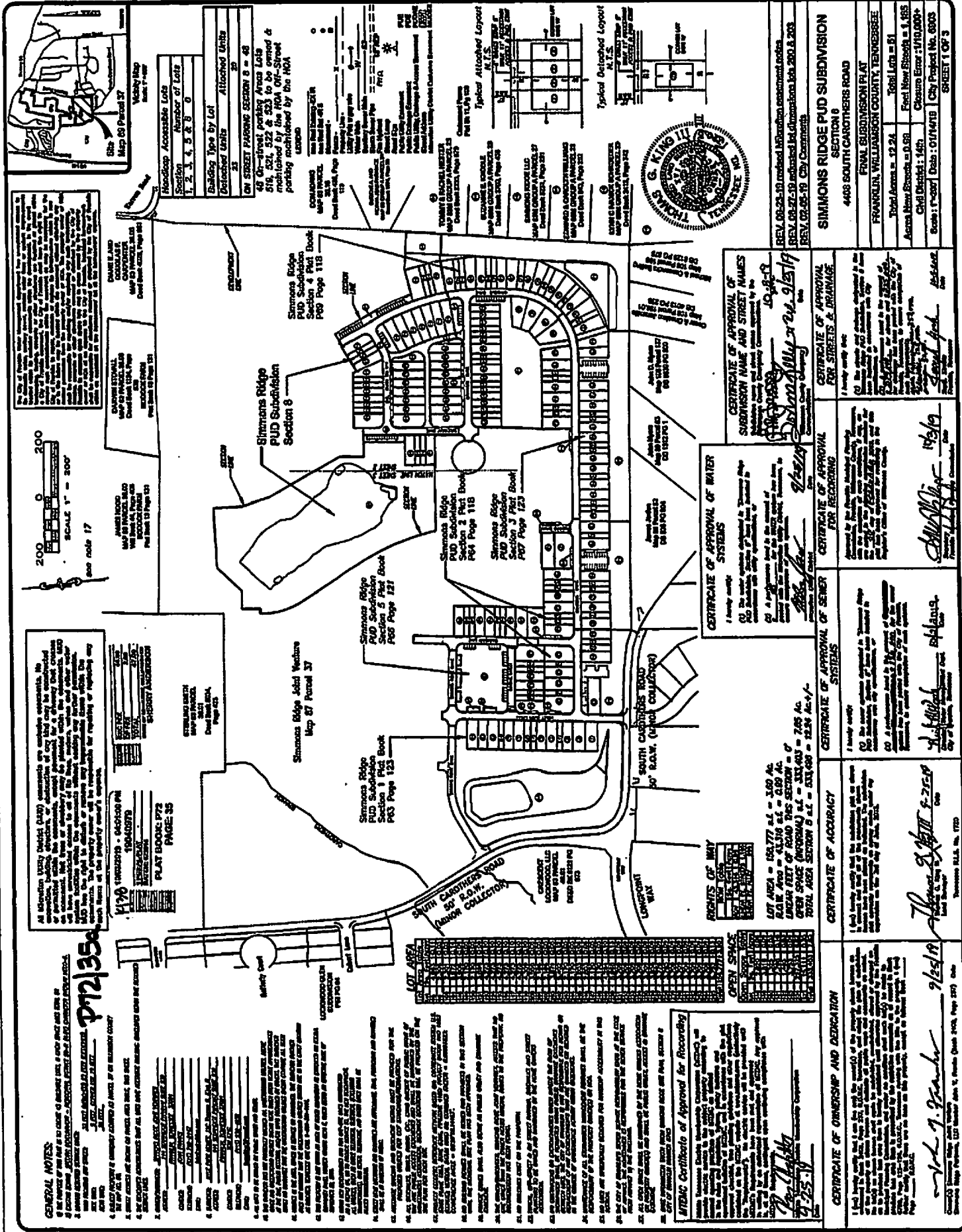
Larhonda H. Maxey
NOTARY PUBLIC

My Commission Expires:

11-23-2020



EXHIBIT A (Page 1 of 3)



GENERAL NOTES: 1. ALL DISTANCES ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED...

CONTRACTOR'S OBLIGATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

PLAT INFORMATION: PLAT NUMBER 872 PAGE 35

PROPERTY INFORMATION: SECTION 8, SIMMONS RIDGE PUD SUBDIVISION...

LEGAL DESCRIPTION: COMMENCEMENT AT THE SOUTHWEST CORNER OF SECTION 8...

Table with 2 columns: Road Type, Attached Units. Rows include 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

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REV. 08-20-10 redlined M&D version statement notes. REV. 08-27-10 redlined 1st dimensions table 200 & 203. REV. 08-28-10 City Comments.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES. I hereby certify that the subdivision name and street names...

CERTIFICATE OF APPROVAL OF WATER SYSTEMS. I hereby certify that the water systems...

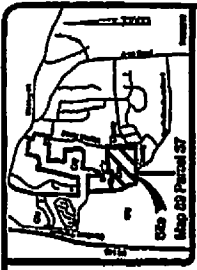
CERTIFICATE OF APPROVAL OF SEWER SYSTEMS. I hereby certify that the sewer systems...

CERTIFICATE OF ACCURACY. I hereby certify that the subdivision plat is correct...

CERTIFICATE OF OWNERSHIP AND DEDICATION. I hereby certify that I own the property...

Vertical text on the right edge: SHEET 1 OF 3, SIMMONS RIDGE PUD SUBDIVISION SECTION 8, 4408 SOUTH CAROLINA ROAD, FRANKLIN, WALLACON COUNTY, TENNESSEE.

EXHIBIT A
(Page 3 of 3)

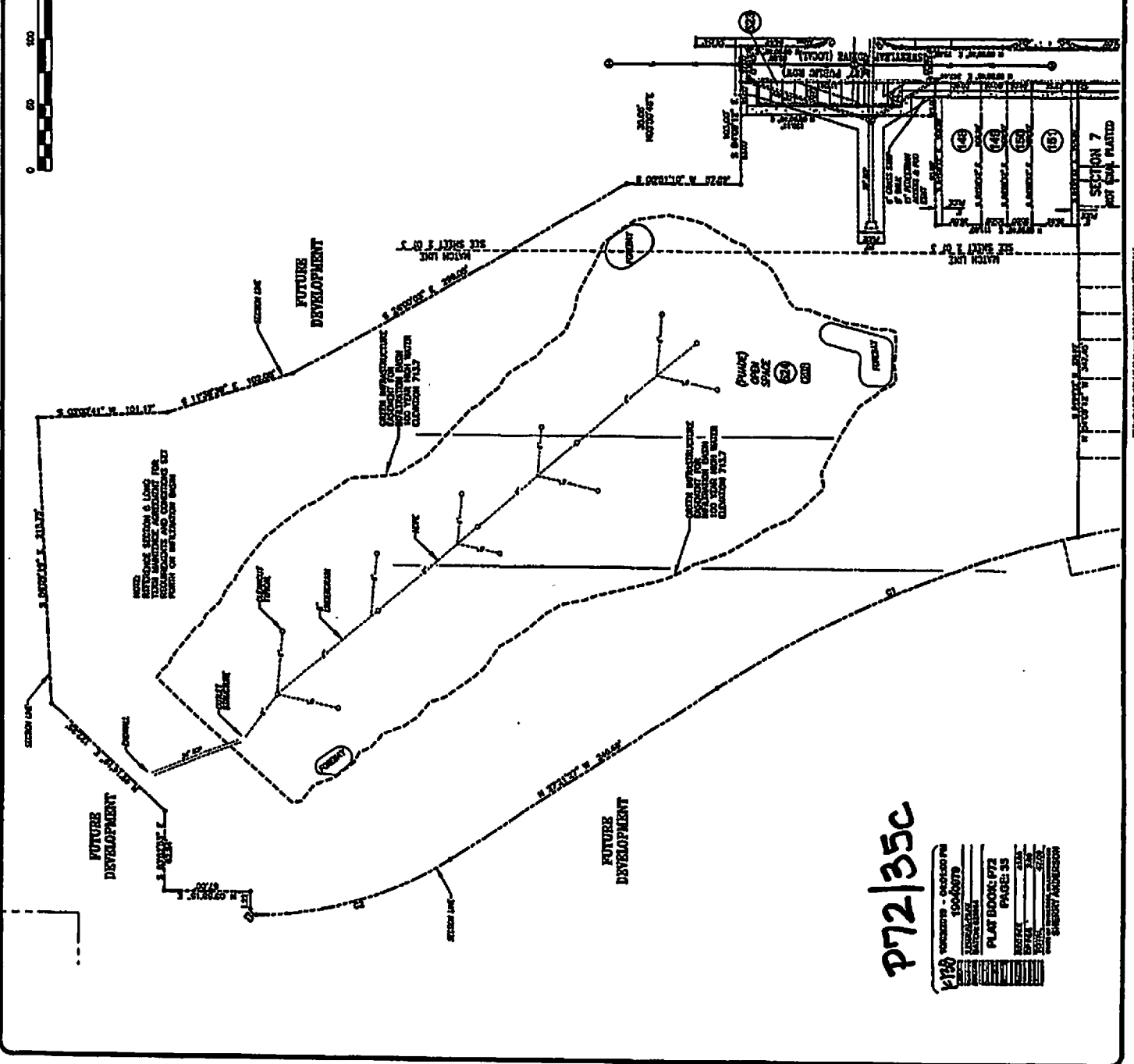


- LEGEND**
- PROPOSED 15' SIDEWALK
 - PROPOSED 6' SIDEWALK
 - PROPOSED 4' SIDEWALK
 - PROPOSED 2' SIDEWALK
 - PROPOSED 1' SIDEWALK
 - PROPOSED 6" SIDEWALK
 - PROPOSED 4" SIDEWALK
 - PROPOSED 2" SIDEWALK
 - PROPOSED 1" SIDEWALK
 - PROPOSED 6" SIDEWALK
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 - PROPOSED 1" SIDEWALK
 - PROPOSED 6" SIDEWALK
 - PROPOSED 4" SIDEWALK
 - PROPOSED 2" SIDEWALK
 - PROPOSED 1" SIDEWALK
 - PROPOSED 6" SIDEWALK
 - PROPOSED 4" SIDEWALK
 - PROPOSED 2" SIDEWALK
 - PROPOSED 1" SIDEWALK



REV. 02-25-19 Revised Information concerning notes	
REV. 02-27-19 updated lot dimensions Box 200 A, 200	
REV. 02-05-19 City Comments	
SIMMONS RIDGE PUD SUBDIVISION	
SECTION 6	
4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAN	
FRANKLIN, WILMINGTON COUNTY, TENNESSEE	
Total Area = 12.24	Total Lots = 51
Acres per Sheet = 0.89	Field Area = 1.487
City District: 140	Calculation Error: 110,000+
Scale: 1" = 60'	Draft: 02/14/19
City Project No. 0903	City Engineer

Horizontal Scale
1" = 60'
Vertical Scale
1" = 10'



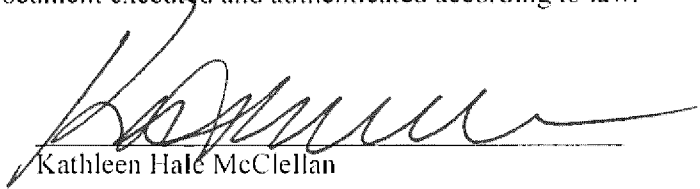
P72/35C

2186	
CONTRACT NO.	1504-0079
DATE OF ISSUE	02/14/19
PROJECT NO.	0903
PLAT BOOK	8773
PAGE	35
DATE	02/14/19
DRAWN BY	SSR
CHECKED BY	SSR
APPROVED BY	SHERIDY J. ANDERSON

BY: [Signature] TITLE: [Title] DATE: 02/14/19

CERTIFICATE OF AUTHENTICITY

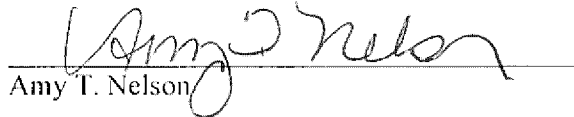
I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.


Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019


Amy T. Nelson

