

**BK/PG: 7248/489-494**  
**17050322**

<b>6 PGS : RESTRICTIONS</b>	
<b>JENNIFER NEILL</b>	<b>520231 - 17050322</b>
<b>12/08/2017 - 12:00:25 PM</b>	
<b>MORTGAGE TAX</b>	<b>0.00</b>
<b>TRANSFER TAX</b>	<b>0.00</b>
<b>RECORDING FEE</b>	<b>30.00</b>
<b>DP FEE</b>	<b>2.00</b>
<b>REGISTER'S FEE</b>	<b>0.00</b>
<b>TOTAL AMOUNT</b>	<b>32.00</b>

STATE of TENNESSEE, WILLIAMSON COUNTY

**SADIE WADE**

REGISTER OF DEEDS

This Instrument Prepared By:  
 Douglas S. Hale, Attorney  
 Hale and Hale, PLC  
 198 East Main Street, Suite 200  
 Franklin, Tennessee 37064

**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 8th day of December, 2017.

**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 **thirty (30)** improved platted "Lots", together with any designated "Common Area", as such terms are defined in Sections 8 and 20 of Article I of the Declaration, with said thirty (30) platted Lots and Common Area being of record in Plat Book P67, Pages 123A and 123B, 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 thirty (30) lots and designated Common Area reflected in Plat Book P67, Pages 123A and 123B, 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 thirty (30) Added Lots, **Lots 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72**, as set forth in Plat Book P67, Pages 123 A and 123B, said Register's Office, are designated as "Common Maintenance Lots", as said term is defined in the Declaration; and


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 Plats.

**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)**

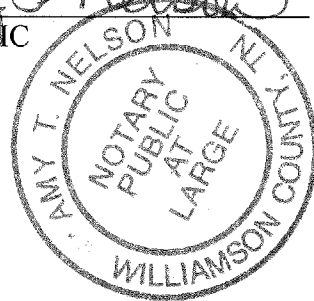
STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me Amy T. Nelson, 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 bargainer, 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 8th day of December, 2017.

Amy T. Nelson  
NOTARY PUBLIC



My Commission Expires:

11/10/2019

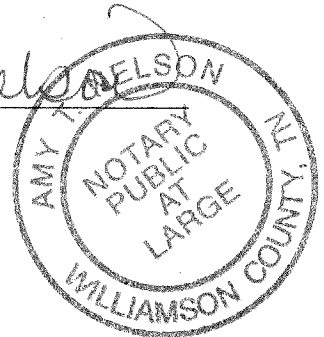
STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me Amy T. Nelson, 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 bargainer, 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 8th day of December, 2017.

Amy T. Nelson  
NOTARY PUBLIC



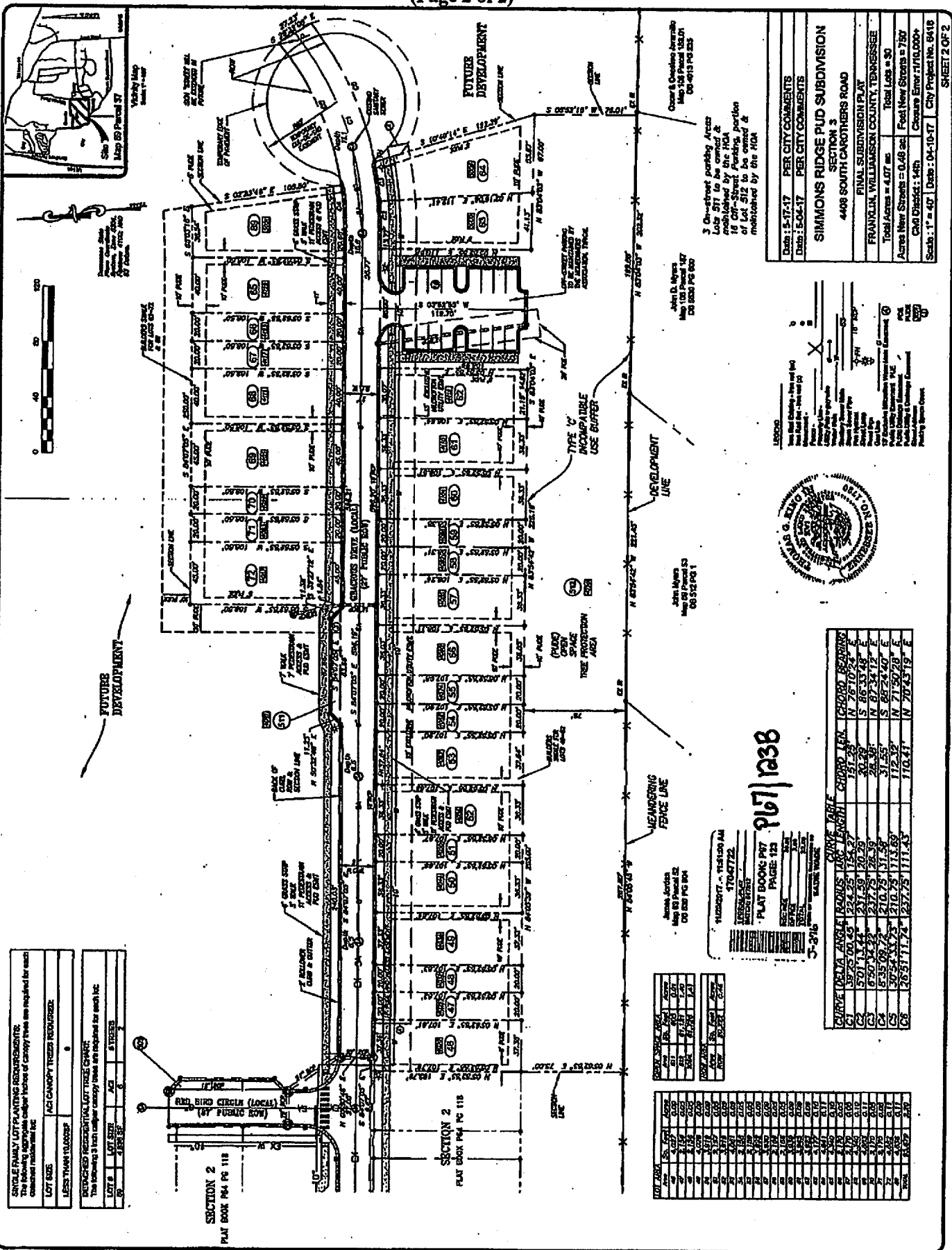
My Commission Expires:

11/10/2019



**EXHIBIT A**  
**(Page 2 of 2)**

Book 7248 Page 493



**DATE:** 5-17-17 **PER CITY COMMENTS:**  
**DATE:** 5-04-17 **PER CITY COMMENTS:**

**SIMMONS RIDGE PUD SUBDIVISION**  
**SECTION 3**  
 4408 SOUTH CARROTHERS ROAD  
 FINAL SUBDIVISION PLAN  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 Total Acres = 4.07 ac Total Lots = 30  
 Acres New Streets = 0.46 ac Total New Streets = 7.56  
 CAD District: 14th Closure Error: 7170.000+

Scale: 1" = 40' | Date: 04-19-17 | City Project No. 9419 **SHEET 2 OF 2**

3 On-street parking Areas  
 Lot 511 to be owned &  
 managed by Planning Section  
 of Lot 512 to be owned &  
 managed by the HOA

John D. Myers  
 Map 83 Parcel 13  
 06 52 PG 604

John Myers  
 Map 83 Parcel 13  
 06 52 PG 601

James Jordan  
 Map 83 Parcel 22  
 06 52 PG 604

11/22/2017 11:13:50 AM  
 170-4772

PLAT BOOK P47  
 PAGE: 123



**SINGLE FAMILY LOT DIVISION REQUIREMENTS:**  
 The following requirements apply to all lots in this subdivision. All lots must be shown on a current subdivision plat.

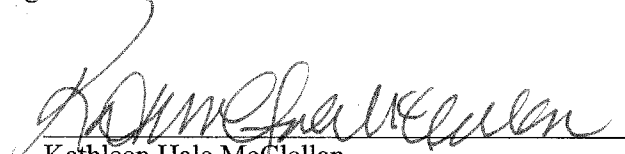
LOT #	LOT AREA	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH
51	1,000.00	500.00	25.00	40.00
52	1,000.00	500.00	25.00	40.00
53	1,000.00	500.00	25.00	40.00
54	1,000.00	500.00	25.00	40.00
55	1,000.00	500.00	25.00	40.00
56	1,000.00	500.00	25.00	40.00
57	1,000.00	500.00	25.00	40.00
58	1,000.00	500.00	25.00	40.00
59	1,000.00	500.00	25.00	40.00
60	1,000.00	500.00	25.00	40.00
61	1,000.00	500.00	25.00	40.00
62	1,000.00	500.00	25.00	40.00
63	1,000.00	500.00	25.00	40.00
64	1,000.00	500.00	25.00	40.00
65	1,000.00	500.00	25.00	40.00
66	1,000.00	500.00	25.00	40.00
67	1,000.00	500.00	25.00	40.00
68	1,000.00	500.00	25.00	40.00
69	1,000.00	500.00	25.00	40.00
70	1,000.00	500.00	25.00	40.00
71	1,000.00	500.00	25.00	40.00
72	1,000.00	500.00	25.00	40.00
73	1,000.00	500.00	25.00	40.00
74	1,000.00	500.00	25.00	40.00
75	1,000.00	500.00	25.00	40.00
76	1,000.00	500.00	25.00	40.00
77	1,000.00	500.00	25.00	40.00
78	1,000.00	500.00	25.00	40.00

**CURVE TABLE**

CURVE DATA	ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	36.00	191.28	N 76.7024° E	191.28
C2	36.00	303.84	S 86.3348° E	303.84
C3	36.00	271.59	N 87.3812° E	271.59
C4	36.00	312.54	S 86.2440° E	312.54
C5	36.00	210.75	N 71.5020° E	210.75
C6	36.00	287.25	N 70.4319° E	287.25

**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, Alice J. Stewart, 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: 4/1/2020

  
Alice J. Stewart

