



7 PGS:AL-RESTRICTIONS		
JANE BATCH: 243054	02/05/2021 - 09:45 AM	
VALUE		0.00
MORTGAGE TAX		0.00
TRANSFER TAX		0.00
RECORDING FEE		35.00
ARCHIVE FEE		0.00
DP FEE		2.00
REGISTER'S FEE		0.00
TOTAL AMOUNT		37.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument prepared by
and upon recording return to:

T. Chad White
Tune, Entrekin & White, PC
315 Deaderick Street, Suite 1700
Nashville, TN 37238

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SAWGRASS**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Sawgrass (this "First Amendment") is made and entered into as of the date set forth herein, by and between Lennar Homes of Tennessee, LLC, a Delaware limited liability company (the "Declarant"), and all persons, firms, corporations or other entities, presently owning or hereafter acquiring any of the Development Property described herein.

WITNESSETH:

WHEREAS, the Declarant previously established and recorded Declaration of Covenants, Conditions and Restrictions for Sawgrass (the "Original Declaration," together with this First Amendment, collectively referred to herein as the "Declaration") of record in the Register's Office for Maury County, Tennessee at Book R2597, Pages 805-865;

WHEREAS, the words defined in the Original Declaration shall have the same meaning in this First Amendment; and

WHEREAS, pursuant to the Article XIII, Paragraph 2 of the Original Declaration, Declarant now desires to amend the Declaration as further set forth herein.

NOW, THEREFORE, for and in consideration of the foregoing premises, Declarant hereby amends the Declaration as follows:

1. Declarant is the owner of that certain property located in Maury County, Tennessee, as further described on **Exhibit A** (the "Future Phase Property") attached hereto and made a part hereof, portions of which are the property that was made subject to the Original Declaration. The Future Phase Property described on Exhibit A that is the subject of this First Amendment is less and except the Development Property that was made subject to the Original Declaration, which is again described in Exhibit A. Pursuant to the authority reserved to Declarant under the Declaration, Future Phase Property is hereby annexed to the Development Property and made subject to the Declaration and all of the governing documents thereof.

2. Further, all future phases and/or sections of Sawgrass to comprise the subdivision shall be automatically annexed to the Development Property and made

subject to the Declaration upon the recording of the plat for such future phases and/or sections of Sawgrass, unless specifically excluded from the Development Property and the Declaration as set forth in an recorded instrument executed by Declarant. Notwithstanding the forgoing, Declarant may record future amendments to the Declaration related to the annexation of such future phases and/or sections and subjection to the Declaration, however such amendments are not required to effectuate the annexation of such properties to Development Property and subjection of same to the Declaration.

3. Except as amended herein, all terms and provisions of the Declaration, remain unmodified and in full force and effect. To the extent of any inconsistency between this First Amendment and the Declaration, this First Amendment shall control and prevail.

[Notarized Signature on Following Page]

IN WITNESS WHEREOF, the undersigned, being the owner of the Development Property to be subject hereto, has caused this Declaration to be duly executed as of the date below.

DECLARANT:

**Lennar Homes of Tennessee, LLC,
a Delaware limited liability company**

By: 

Print Name: KEVIN STURGILL

Its: AUTHORIZED AGENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Sturgill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the VP of Land of Lennar Homes of Tennessee, LLC (the "Entity"), the bargainer, and that he/she as such officer or agent, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such officer or agent.

Witness my hand and seal the 29 day of January, 2021.


NOTARY PUBLIC

My Commission Expires: 11 / 8 / 22

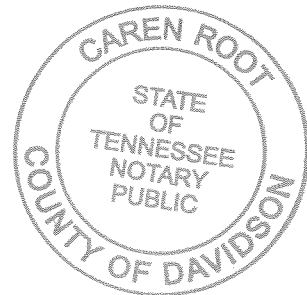


EXHIBIT A

Tract 1:

Being land in the City of Spring Hill, Third Civil District of Maury County, Tennessee, located generally on the West side of Tom Lunn Road between Port Royal Road and John Lunn Road and being more particularly described as follows:

Beginning at a 5/8" rebar set with cap MES 1649 (to which all further reference to iron pin shall refer) in the Westerly right-of-way line of Tom Lunn Road (50 foot right-of-way), said set rebar being the Northeast corner of the herein described parcel and being located North 81 degrees 49' 28" West, 26.85 feet from a pinch pipe found in the approximate centerline of Tom Lunn Road and being the Southeast corner of Margaret C. Puente, as of record in Deed Book R2008, Page 858, R.O.M.C.; Thence, with the Westerly right-of-way line of Tom Lunn Road, 25 feet from centerline, South 13 degrees 11' 28" East, 32.38 feet to

an iron pin set;

Thence, along a curve to the right 217.61 feet to an iron pin set, said curve having a central angle of 05 degrees 50' 04", a radius of 2137.00 feet, a tangent of 108.90 feet and a chord of South 10 degrees 16' 26" East, 217.51 feet; Thence, continuing with said Westerly right-of-way line, South 07 degrees 21' 24" East, 104.14 feet to a 1" pipe found with cap "1075" at the Northeast corner of Scott A. McDaniel and wife, Kristy S. McDaniel as of record in Deed Book R2119, Page 951, R.O.M.C. and shown on a Plat of Survey of record in Plat Book 8, Page 395, R.O.W.C.;

Thence, leaving said right-of-way line with the Northerly line of McDaniel North 88 degrees 39' 45" West, 599.78 feet to a 1" pipe found with cap "1075" at the Northwest corner of McDaniel;

Thence, with the Westerly line of McDaniel, South 03 degrees 59' 46" West, 290.02 feet to a 1" pipe found with cap "1075" at the Southwest corner of McDaniel;

Thence, with the Southerly line of McDaniel, North 87 degrees 36' 44" East, 649.81 feet to a 1" pipe found with cap "1075" at the Southeast corner of McDaniel in the Westerly right-of-way line of Tom Lunn Road;

Thence, with Westerly right-of-way line of Tom Lunn Road, South 07 degrees 04' 21" East, 163.25 feet to a 1" pipe found with cap "1075" at the Northeast corner of Alexander J. Brunner and Laura A. Brunner as of record in Deed Book R2120, Page 184, R.O.M.C.;

Thence, with the Northerly line of Brunner, North 85 degrees 50' 49" West, 695.55 feet to a 1" pipe found with cap "1075" at the Northwest corner of Brunner;

Thence, with the Westerly line of Brunner, South 16 degrees 04' 59" West, 295.40 feet to a 1" pipe found with cap "1075" at the Southwest corner of Brunner and also being the Northwest corner of Alfred F. Martin, Jr. as of record in Deed Book 1375, Page 584, R.O.M.C. and shown on Plat Book 10, Page 132, R.O.M.C.;

Thence, with the Westerly line of Alfred F. Martin, Jr., South 61 degrees 39' 08" West, 278.48 feet to an iron pin set at the base of an existing disturbed and bent over 1" pipe found with cap "1075";

Thence, continuing with said Westerly line of Alfred F. Martin, Jr., South 37 degrees 47' 55" West, 131.05 feet to a 1" pipe found with cap "1075" at the Southwest corner of said Alfred F. Martin, Jr.;

Thence, with the Northerly line of Mary Lee Caldwell as of record in Deed Book R1963, Page 192, R.O.M.C. running North of an existing fence line, North 83 degrees 24' 32" West 494.38 feet to an iron pin set 21 feet Southeast of a dead stump and 31 feet Northwest of a 24" cedar;

Thence, continuing with the Northerly line of Caldwell and running generally with a fence line, North 35 degrees 47' 31" West, 181.04 feet to a 1" pipe found at a fence corner;

Thence, continuing with said line and fence line, South 83 degrees 57' 22" West, 289.64 feet to an iron pin set 2.4 feet Southeast of the fence corner and being in the Easterly line of SPE GO Holdings, Inc. as of record in Deed Book R2080, Page 211, R.O.M.C.;

Thence, with the Easterly line of said SPE GO Holdings, Inc. and the centerline of the T.V.A. transmission line, Maury-Radnor No. 2 and generally running with a fence line, North 04 degrees 06' 22" East, passing a 'bd' capped rebar found "E-Roberts" at 536.95 feet, 2.87 feet left in all. 1311.66 feet to a 'bd' rebar found at the Northwest corner of the herein described parcel;

Thence, with the Southerly line of Thomas Day, LLC as of record in Deed Book R2106, Page 910, R.O.M.C. and generally running with a fence line, South 81 degrees 56' 20" East, 657.79 feet to a 'bd' rebar found at a Southeast corner of Day;

Thence, continuing with a fence line and the Southerly line of Joseph A. Wall and wife, Judith Wall, as of record in Deed Book R1909, Page 1368, R.O.M.C., South 81 degrees 56' 25" East, 881.88 feet to a "1bd" rebar found at a Southeast corner of Wall;

Thence, with the Southerly line of Margaret C. Puente, as of record in Deed Book R2008, Page 858, R.O.M.C., South 81 degrees 40' 12" East, 261.23 feet to the point of beginning.

Containing 44.12 acres according to a Plat of Survey by Sawyer Land Surveying, LLC., RLS. Tennessee License 1649, File 014-021, dated 04-21-2014. This being the 44.12 acres as shown on plat of record in Plat Book 20, Page 123, ROMCo., Tennessee.

LESS and EXCEPT the parcel described as follows:

Land located generally on the West side of Tom Lunn Road, between Port Royal Road and John Lunn Road, and being more particularly described as follows: Beginning at a 1" pipe found with cap "1075" in the westerly right-of-way line of Tom Lunn Road (25 feet from centerline) and also being the northeast property corner of Alexander J. Brunner and Laura A. Brunner, of record in Deed Book R2120, Page 184, R.O.M.C.; Thence with the northerly line of said Brunner, North 85 degrees 19' 09" West, 695.55 feet to a 1" pipe found with cap "1075" at the northwest corner of Brunner; Thence with a severance line of the Pat Varney Construction LLC 44.12 acre tract, North 16 degrees 36' 44" East, 88.01 feet to a 1" pipe found with cap "1075" at the southwest corner of Scott A. McDaniel and wife, Kristy S. McDaniel, of record in Book R 2119, Page 951, R.O.M.C.; Thence with the southerly line of said McDaniel, North 88 degrees 08' 24" East, 649.81 feet to a 1" pipe found with cap "1075" in the westerly right-of-way line of Tom Lunn Road; Thence with said westerly right-of-way line of Tom Lunn Road, South 06 degrees 32' 41" East, 163.25 feet to the point of beginning.

Being a portion of the same property conveyed to Paul Varney and Brandy Varney, husband and wife, by Warranty Deed from Benjamin B. Hayes and wife, Laura S. Hayes, dated June 19, 2018 and recorded June 21, 2018 in Book R2501, Page 1400, Register's Office for Maury County, Tennessee.

Tract 2:

Land in Maury County, Tennessee, being described as follows, to-wit:

A parcel of land located in the 3rd Civil District of Maury County, Tennessee. The tract is Tract 1 of the Gerald E. Locke Property located on Tom Lunn Road, of record in Book 633, Page 599, Register's Office for Maury County, Tennessee, and described as follows:

Beginning at a PKS (PK nail set) in the centerline of Tom Lunn Road; thence leaving said road and with the North property line of Donnie Beasley, North 80 degrees 38' 41" West, a distance of 234.08 feet to an IPF (iron pin found); thence South 13 degrees 32' 48" West a distance of 103.52 feet to an IPF in the North line of Alfred Martin; thence with Martin, North 85 degrees 55' 00" West, a distance of 882.01 feet to an IPS; thence with the common line of Tract 3, North 01 degrees 16' 09" East, a distance of 197.24 feet to an IPS; thence with the South line of Tract 2, South 88 degrees 43' 51" East, a distance of 430.24 feet to an IPS; thence South 83 degrees 40' 40" East, a distance of 219.05 feet to an IPS; thence North 80 degrees 24' 12" East, a distance of 102.35 feet to an IPS; thence South 88 degrees 43' 51" East, a distance of 385.76 feet to a PKS in the center of Tom Lunn Road; thence with said centerline, South 01 degrees 16' 09" West, a distance of 172.32 feet to the point of beginning, containing 5.28 acres, more or less. Survey prepared by Leon Stanford, RLS 652, dated 3-29-1997.

All of the above-described property being the same property conveyed to Lennar Homes of Tennessee, LLC, a Delaware limited liability company from Paul Varney and Brandy Varney, husband and wife, by deed of record in the Register's Office for Maury County, Tennessee at Book R2528, Page 196.

The below-described property, being the same property conveyed to Lennar Homes of Tennessee, LLC, a Delaware limited liability company from Paul Varney and Brandy Varney, husband and wife, by deed of record in the Register's Office for Maury County, Tennessee at Book R2603, Page 944.

Land situate in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set at the Northeast corner of Phase Three of the Deer Creek Subdivision (PB 14, pg 73 R.O.M.C.), said point being the Southeast corner and the point of beginning of the herein described tract; Thence; running along the northern property line of Phase Three of the Deer Creek Subdivision, North 72 degrees 35 minutes 01 seconds West a distance of 60.03 feet to an iron pin set; Thence, leaving the Northern property line of Phase Three of the Deer Creek Subdivision and running along the property line of the RLG Investments LLC property (R1722, pg 794 R.O.M.C.) the following courses and distances: Along a curve to the right with a radius of 330.00 feet, a chord bearing of North 29 degrees 21 minutes 20 seconds East, and a chord distance of 136.55 feet for a total arc distance of 137.54 feet to an iron pin set; North 41 degrees 17 minutes 45 seconds East, a distance of 264.15 feet to an iron pin set; Along a curve to the left with a radius of 120.00 feet, a chord bearing of North 28 degrees 36 minutes 41 seconds East, and a chord distance of 52.70 feet for a total arc distance of 53.13 feet to an iron pin found; Along a curve to the right with a radius of 180.00 feet, a chord bearing of North 39 degrees 52 minutes 45 seconds East, and a chord distance of 146.15 feet for a total arc distance of 150.50 feet to an iron pin found; North 63 degrees 49 minutes 54 seconds East, a distance of 168.36 feet to an iron pin found; Along a curve to the right with a radius of 330.00 feet, a chord bearing of North 74 degrees 16 minutes 51 seconds East, and a chord distance of 119.70 feet for a total arc distance of 120.37 feet to an iron pin found; North 84 degrees 41 minutes 33 seconds East, a distance of 66.50 feet to an iron pin set; North 05 degrees 16 minutes 35 seconds West, a distance of 147.35 feet to an iron pin found; North 81 degrees 20 minutes 21 seconds West, a distance of 651.54 feet to an iron pin set; North 21 degrees 59 minutes 50 seconds West, a distance of 571.37 feet to an iron pin found; North 10 degrees 33 minutes 49 seconds West, a distance of 195.35 feet to an iron pin set; South 88 degrees 47 minutes 24 seconds East, a distance of 646.14 feet to an iron pin found; South 54 degrees 31 minutes 31 seconds East, a distance of 482.28 feet to an iron pin set; Along a curve to the left with a radius of 150.00 feet, a chord bearing of North 60 degrees 33 minutes 36 seconds East, and a chord distance of 271.72 feet for a total arc distance of 339.93 feet to an iron pin found; North 84 degrees 37 minutes 02 seconds East, a distance of 492.37 feet to an iron pin found; South 13 degrees 53 minutes 49 seconds East, a distance of 85.85 feet to an iron pin found; Along a curve to the left with a radius of 75.00 feet, a chord bearing of South 44 degrees 13 minutes 16 seconds West, and a chord distance of 61.08 feet for a total arc distance of 62.91 feet to an iron rod found; South 20 degrees 23 minutes 32 seconds West, a distance of 487.11 feet to an iron rod found; Along a curve to the left with a radius of 150.00 feet, a chord bearing of South 77 degrees 48 minutes 47 seconds West, and a chord distance of 181.62 feet for a total arc distance of 195.08 feet to an iron pin found; South 40 degrees 34 minutes 44 seconds West, a distance of 219.15 feet to an iron pin set; South 25 degrees 04 minutes 06 seconds West, a distance of 387.24 feet to an iron pin found; North 68 degrees 43 minutes 57 seconds West, a distance of 136.19 feet to an iron pin set; Along a curve to the left with a radius of 150.00 feet, a chord bearing of

North 49 degrees 23 minutes 38 seconds West, and a chord distance of 140.51 feet for a total arc distance of 146.24 feet to an iron pin found; North 00 degrees 53 minutes 03 seconds East, a distance of 80.69 feet to an iron pin found; South 84 degrees 11 minutes 52 seconds West, a distance of 10.61 feet to an iron pin found; Along a curve to the left with a radius of 270.00 feet, a chord bearing of South 74 degrees 16 minutes 51 seconds West, and a chord distance of 97.93 feet for a total arc distance of 98.47 feet to an iron pin set; South 63 degrees 49 minutes 54 seconds West, a distance of 168.36 feet to an iron pin found; Along a curve to the left with a radius of 120.00 feet, a chord bearing of South 39 degrees 52 minutes 45 seconds West, and a chord distance of 97.44 feet for a total arc distance of 100.34 feet to an iron pin found; Along a curve to the right with a radius of 180.00 feet, a chord bearing of South 28 degrees 36 minutes 41 seconds West, and a chord distance of 79.05 feet for a total arc distance of 79.70 feet to an iron pin found; South 41 degrees 17 minutes 45 seconds West, a distance of 264.15 feet to an iron pin set; Along a curve to the left with a radius of 270.00 feet, a chord bearing of South 29 degrees 21 minutes 20 seconds West, and a chord distance of 111.72 for a total arc length of 112.53 feet to the point of beginning, containing in all 27.32 acres, more or less, according to a survey by Martin Engineering and Surveying on or about October 9, 2006.

Included in the above described property, but specifically excluded herefrom is the property conveyed to Warrior Golf, LLC, a California limited liability company by Quitclaim Deed of record in Book R2590, Page 307, Register's Office for Maury County, Tennessee, containing 1.20 acres, and being more particularly described as follows:

Being a 60' wide area crossing Rutherford Creek and terminating at River Links Drive at the intersection of Deer Creek Boulevard, being located at the southwest corner of Kings Creek RGGA, LLC property as recorded in Deed Book R2151, Page 1449, said point of beginning having a Tennessee State Plane Coordinate of North: 504,402.7, East: 1,698,323.2.

Thence with the south line of the 60' area South 84 degrees 11 minutes 52 seconds West a distance of 10.61' to an iron pin set;

Thence with a curve turning to the left with an arc length of 98.47', with a radius of 270.00', with a chord bearing of South 74 degrees 16 minutes 51 seconds West, with a chord length of 97.93' to an iron pin set;

Thence South 63 degrees 49 minutes 54 seconds West, with a distance of 168.36' to an iron pin set;

Thence with a curve turning to the left with an arc length of 100.34', with a radius of 120.00', with a chord bearing of South 39 degrees 52 minutes 45 seconds West, with a chord length of 97.44' to an iron pin set;

Thence with a reverse curve turning to the right with an arc length of 79.70', with a radius of 180.00', with a chord bearing of South 28 degrees 36 minutes 41 seconds West, with a chord length of 79.05' to an iron pin set;

Thence South 41 degrees 17 minutes 45 seconds West, with a distance 264.15' to an iron pin set;

Thence with a curve turning to the left with an arc length of 112.53', with a radius of 270.00', with a chord bearing of South 29 degrees 21 minutes 20 seconds West, with a chord length of 111.72' to an iron pin set;

Thence with the terminus of River Links Drive, North 72 degrees 34 minutes 15 seconds West a distance of 60.04' to an iron pin set;

Thence with the northerly line of the 60' area and with a curve turning to the right with an arc length of 137.76', with a radius of 300.00', with a chord bearing of North 29 degrees 21 minutes 20 seconds East, with a chord length of 136.55' to an iron pin set;

Thence North 41 degrees 17 minutes 45 seconds East a distance of 264.15' to an iron pin set;

Thence with a curve turning to the left with an arc length of 53.13', with a radius of 120.00', with a chord bearing of North 28 degrees 36 minutes 41 seconds East, with a chord length of 52.70' to an iron pin set;

Thence with a reverse curve turning to the right with an arc length of 150.50', with a radius of 180.00', with a chord bearing of North 39 degrees 52 minutes 45 seconds East, with a chord length of 146.15' to an iron pin set;

Thence North 63 degrees 49 minutes 54 seconds East, with a chord length of 168.36' to an iron pin set;

Thence with curve turning to the right with an arc length of 120.37', with a radius of 330.00', with a chord bearing of North 74 degrees 16 minutes 51 seconds East, with a chord length of 119.70' to an iron pin set;

Thence North 84 degrees 41 minutes 33 seconds East a distance of 17.10' to an iron pin set;

Thence South 00 degrees 53 minutes 03 seconds West, a distance of 60.29' which is the point of beginning, having an area of 52,461.0 square feet, 1.20 acres.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, under direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with plastic cap stamped "WES 1987". All deeds referenced above (Deed Book, Page) are of record in the Register's Office for Maury County, Tennessee.