

Southland

THIS INSTRUMENT PREPARED BY:

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7101 Executive Center Drive, Suite 151  
Brentwood, Tennessee 37027

SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS  
AND OWNERS ASSOCIATION FOR MCKAY'S MILL  
  
ANNEXING ADDITIONAL PROPERTY

This Supplementary Declaration of Protective Covenants and Owners Association for McKay's Mill made this 25th day of January, 2007, by Jones Land Company, LLC, a Tennessee limited liability company (hereinafter referred to as "Declarant").

RECITALS:

A. Declarant owns certain real property in Franklin, Williamson County, Tennessee, which is being developed as a residential planned unit development known as McKay's Mill Subdivision. That property is subject to the Protective Covenants and Owners Association for McKay's Mill of record in Book 1649, page 349, as subsequently supplemented, Register's Office for Williamson County, Tennessee (hereinafter referred to collectively as the "Declaration").

B. Pursuant to Article III of the Declaration, Declarant has the unilateral right to subject to the provisions of the Declaration additional property by filing in the Register's Office for Williamson County, Tennessee, an amendment to the Declaration annexing such additional property.


NOW, THEREFORE, Declarant amends the Declaration as follows:

1. Article I, Section 1.1, of the Declaration is amended to annex the real property described in Exhibit "A", attached hereto and incorporated herein by reference, in accordance with the terms of Article III of the Declaration.
2. All references to the "Property" in the Declaration shall be deemed amended to include the real property described in paragraph 1 above.

IN WITNESS WHEREOF, this Supplementary Declaration of Protective Covenants and Owners Association for McKay's Mill has been executed by Declarant as of the day and year first above written.

JONES LAND COMPANY, LLC

By:

  
Daniel E. Crunk, Director of Land Development

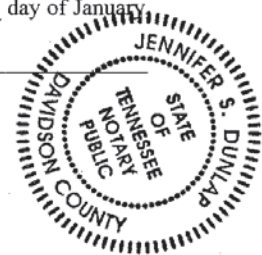
STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel E. Crunk, 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 Director of Land Development of Jones Land Company, LLC, the within named bargainor, a limited liability company, and he as such Director of Land Development, executed the foregoing instrument for the purpose therein contained, by signing the name of Jones Land Company, LLC, by himself as Director of Land Development of Jones Land Company, LLC.

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of January, 2007.

  
Notary Public

My Commission Expires: 9/19/09



## EXHIBIT "A"

## TRACT ONE:

A certain tract or parcel of land lying and being situated in the Fourteenth Civil District of Williamson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center of Clovercroft Road, at the dividing line between the subject property and the Haydn Cutler property of record in Book 555, page 906, Register's Office of Williamson County, Tennessee, and the William Earl Allen property of record in Book 233, page 76. Thence, with that common line N 01 deg. 47' 03" E 754.76 feet; thence N 63 deg. 59' 36" E 564.03 feet; thence S 18 deg. 07' 50" E 691.14 feet to the center of Clovercroft Road; thence with the center of said Clovercroft Road S 63 deg. 31' 08" W 800.43 feet, thence S 68 deg. 12' 27" W 103.03 feet; thence, S 70 deg. 44' 55" W 100.87 feet to the point of beginning, containing 11.115 acres as per survey of M. V. Stanford of January 26, 1984 and updated June 13, 1985.

Being the same property conveyed to The Jones Company of Tennessee, L.L.C. by deed of record in Book 3674, page 955, Register's Office for Williamson County, Tennessee.

## TRACT TWO:

A tract of land in the 14th Civil District of Williamson County, City of Franklin, Tennessee, being a portion of Parcels 4.00 and 34.03 as shown on Williamson County Property Map Number 80. Said Parcel 4.00 being a portion of the same property conveyed to Randall H. Doerter and wife, Patricia J. Doerter from J. K. Partnership by Deed of record in Deed Book 839, Page 818, Register's Office for Williamson County (R.O.W.C.), Tennessee and said Parcel 34.03 being a portion of the same property conveyed to Randall H. Doerter and wife, Patricia J. Doerter from Susan Selina Pope Tyler and Lyon G. Tyler by Warranty Deed of record in Deed Book 2272, Page 80, R.O.W.C., Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) with cap stamped "Ragan-Smith & Associates" at the southwesterly corner of Open Space 850 as shown on the final plat entitled "MCKAYS MILL P.U.D. SUBDIVISION, SECTION 18, (PROVIDENCE AREA)" of record in Plat Book P36, page 23, R.O.W.C., Tennessee, said iron rod being the northwesterly corner of the Beazer Homes Corp. d/b/a Phillips Builders property of record in Deed Book 2781, page 912, R.O.W.C., Tennessee; thence,

With the westerly line of the said Beazer Homes property, South 06 degrees 17 minutes 42 seconds West, 197.53 feet to an iron rod (old) with cap stamped "Ragan-Smith & Associates"; thence,

Continuing with said westerly line, in part, and with the westerly line, in part, of the Jones Land Company, LLC property of record in Deed Book 2547, page 413, R.O.W.C., Tennessee, South 06 degrees 46 minutes 00 seconds West, 400.08 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates", the beginning point of a severance line that will be the northeasterly corner of the remainder of the Randall H. Doerter and wife, Patricia J. Doerter property of record in Deed Book 2272, page 80, R.O.W.C., Tennessee; thence;

With said line severing the Doerter property for the next three calls:

1. South 82 degrees 58 minutes 12 seconds West, 105.65 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",
2. South 69 degrees 10 minutes 32 seconds West, 81.42 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",
3. South 05 degrees 24 minutes 28 seconds East, 169.47 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates" in the northwesterly right-of-way of Clovercroft Road (right-of-way varies) of record in Deed Book 93, page 547, R.O.W.C., Tennessee; thence,

With said northwesterly right-of-way for the next two calls:

1. In a westerly and southerly direction, along a curve to the left having a radius of 439.39 feet, a central angle of 05 degrees 26 minutes 05 seconds, an arc length of 41.68 feet and a chord bearing and distance of South 62 degrees 37 minutes 44 seconds West, 41.66 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",
2. South 59 degrees 54 minutes 42 seconds West, 302.98 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates" in the easterly line of the Evelyn Gatlin and Josephine G. Read property of record in Deed Book 3167, page 743, R.O.W.C., Tennessee; thence,

Leaving said northwesterly right-of-way, with said Gatlin/Read property for the next two calls:

1. North 01 degrees 08 minutes 09 seconds East, 158.70 feet to an iron rod (old) bent,
2. South 84 degrees 33 minutes 39 seconds West, 130.19 feet to an iron rod (old) with cap stamped "Goodwin", said iron rod being the northeasterly corner of the Josephine Read and Evelyn Gatlin property of record in Deed Book 3167, page 745, R.O.W.C., Tennessee; thence,

With said Read/Gatlin property for the next four calls:

1. South 68 degrees 29 minutes 37 seconds West, 99.87 feet to an iron rod (old) with cap stamped "Goodwin",
2. South 53 degrees 34 minutes 56 seconds West, 97.87 feet to an iron rod (old) with cap stamped "Goodwin",
3. South 12 degrees 16 minutes 35 seconds West, 73.03 feet to an iron rod (old) with cap stamped "Goodwin",
4. South 08 degrees 42 minutes 20 seconds West, passing an iron rod (old) with cap stamped "Goodwin" at 185.63 feet, for a total distance of 213.65 feet to a point in the centerline of said Clovercroft Road; thence,

With said centerline for the next three calls:

1. South 60 degrees 08 minutes 25 seconds West, 190.16 feet,
2. Along a curve to the right having a radius of 820.69 feet, a central angle of 19 degrees 31 minutes 59 seconds, an arc length of 279.79 feet and a chord bearing and distance of South 69 degrees 54 minutes 26 seconds West, 278.43 feet,
3. South 79 degrees 40 minutes 25 seconds West, 158.55 feet, the beginning of a severance line that will be the southeasterly corner of the remainder of the Randall H. Doerter and wife, Patricia J. Doerter property of record in Deed Book 839, page 818, R.O.W.C., Tennessee; thence,

With said line severing the Doerter property for the next four calls:

1. North 07 degrees 14 minutes 27 seconds East, 695.65 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",
2. North 82 degrees 38 minutes 14 seconds West, 36.81 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",
3. North 88 degrees 20 minutes 07 seconds West, 209.03 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",
4. North 84 degrees 11 minutes 50 seconds West, 201.14 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates" in the easterly line of Tract 2 as shown on the final plat entitled "SANDS SUBDIVISION" of record in Plat Book 14, page 82, R.O.W.C., Tennessee, said tract being the Mary Elizabeth Hadden property of record in Deed Book 1008, page 229, R.O.W.C., Tennessee; thence,

With said easterly line for the next three calls:

1. North 04 degrees 11 minutes 23 seconds East, 145.88 feet to an iron rod (new) with cap stamped "Ragan-Smith & Associates",
2. North 02 degrees 28 minutes 24 seconds West, 12.10 feet,
3. North 00 degrees 22 minutes 28 seconds West, 202.17 feet to a 5/8-inch iron rod (old) with no cap in the southerly line of the Glenn T. Houghton and wife, Ursula M. Houghton property of record in Deed Book 3022, page 440, R.O.W.C., Tennessee; thence

With said southerly line, South 78 degrees 06 minutes 10 seconds East, 14.44 feet to a 1-1/4" iron rod (old) with no cap; thence,

With the easterly line of the said Houghton property and the easterly line of the Gary B. Ferguson and wife, Ramona T. Ferguson property of record in Deed Book 1701, page 149, R.O.W.C., Tennessee, North 08 degrees 15 minutes 24 seconds East, 748.93 feet to an iron rod (old) with no cap in the southerly line of the John R. Williams, Sr. property of record in Deed Book 755, page 61, R.O.W.C., Tennessee; thence,

With said southerly line, South 82 degrees 38 minutes 14 seconds East, 1721.98 feet to an iron rod (old) with cap stamped "Ragan-Smith & Associates" in the westerly line of said Open Space 850; thence,

With said westerly line, South 06 degrees 16 minutes 30 seconds West, 174.59 feet to the Point of Beginning and containing 2,172,227 square feet or 49.867 acres, more or less.

Being the same property conveyed to The Jones Company of Tennessee, L.L.C., by deed from Randall H. Doerter and wife, Patricia J. Doerter, of record in Book 3350, page 66, Register's Office for Williamson County, Tennessee.

BK/PG:4168/451-454

**07004374**

RESTRICTIONS	
01/29/2007	02:16 PM
BATCH	91488
MTG TAX	0.00
TRN TAX	0.00
REC FEE	20.00
DP FEE	2.00
REG FEE	0.00
TOTAL	22.00

STATE of TENNESSEE, WILLIAMSON COUNTY

**SADIE WADE**  
REGISTER OF DEEDS