

**THIS INSTRUMENT WAS PREPARED BY:**

**Turner Law Offices, P.C.  
208 Third Avenue North, Suite 100  
Nashville, Tennessee 37201**

**FIRST AMENDMENT TO MASTER DEED AND BYLAWS OF  
208 THIRD AVENUE NORTH CONDOMINIUMS**

This First Amendment to Master Deed and Bylaws is made on January 18, 2018 by 208 Third Avenue North Condominiums Association (the "Association"), by and through unanimous consent of its undersigned members (the "Members") under the Master Deed dated August 23, 1996, and recorded with the Davidson County Register of Deeds in Book 10165, Page 684, the organization of unit owners of the 208 Third Avenue North Condominiums (the "Condominium"), do hereby unanimously adopt the following administrative resolution as an amendment to the Association's permitted usage of the units pursuant to the Master Deed and Bylaws.

**RECITALS**

WHEREAS, the Board is empowered to oversee the administration and operation of the Condominium in accordance with the terms and provisions of its constituent documents;

WHEREAS, the Condominium is zoned DTC, and said zoning permits the usage of Condominium for commercial and residential purposes;

WHEREAS, a vote by the current unit owners of the Condominium on the language of this change to the Master Deed and Bylaws was duly administered;

WHEREAS, by said vote, a sufficient percentage of the unit owners, pursuant to the Condominium's constituent documents, approved this Amendment to Master Deed and Bylaws;

**AMENDMENTS**

NOW, THEREFORE, BE IT RESOLVED, that the following changes to the Master Deed shall be applicable from this date forward:

Paragraph 19. Use and Occupancy Restrictions. Subject to the provisions of the By-Laws, no part of the Property may be used for purposes other than for residential and/or commercial purposes, and the related common purposes for which the Property was designed and allowed by municipal zoning law. Each Unit or any two or more adjoining Units used together shall be used as an office or residence or such other use permitted by this Master Deed, and for no other purpose.

NOW, FURTHER, BE IT RESOLVED, that the following changes to the Bylaws shall be applicable from this date forward:

ARTICLE V  
USE AND OCCUPANCY RESTRICTIONS

**SECTION 1. General.** The Units shall be used only as residential and/or commercial purposes permitted and allowed by municipal zoning law. No unlawful, noxious or offensive activities shall be carried on in any unit or elsewhere on the Property, nor shall anything be done thereon which shall constitute a nuisance or which shall in the judgment of the Board cause unreasonable noise or disturbance to others.

[The remainder of this section as recorded shall remain in full force and effect and is not modified by this Amendment]

NOW, FURTHER, BE IT RESOLVED, that the Master Deed and Bylaws, as amended, continues in full force and effect. The terms of this Amendment shall supersede any contrary provisions of the Master Deed and Bylaws.

SO RESOLVED.

EXECUTED as a sealed instrument this 18<sup>th</sup> day of January, 2018.

Professional Holdings, Inc., Member (1<sup>st</sup> Floor)

By   
Its President

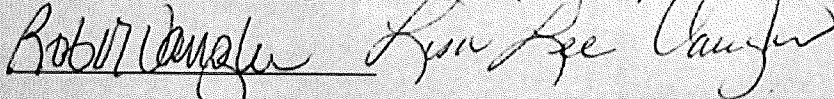
Ashley Seagroves, Member (2<sup>nd</sup> Floor)



Oxford Properties, LLC, Member (3<sup>rd</sup> Floor)

By   
Its Managing Member

Robert T & Lisa Vaughn, , Member (4<sup>th</sup> Floor)



Professional Holdings Corporation, LLC, Member (5<sup>th</sup> Floor)

By   
Its President