WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-7-2023

B-RMX-20-2504

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Frank Dolatowski	**BancorpSouth Bank**	
(NAME)	(NAME)	**141-03-0C-035.00-CO**
2504 Newsome Mill Ln	**2778 West Jackson Street Building C 2nd Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK MILLER-REYNOLDS AND HUSBAND, JOHN P. MILLER-REYNOLDS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM FRANK DOLATOWSKI, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 35 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417- 0036143, Amended in Instrument Number 20190130-0009015, Scrivener's Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit -A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit B. Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Derek Miller-Reynolds and husband, John P. Miller-Reynolds by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20190604-0053114 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 04, 2019.

This conveyance is subject to:
• Taxes for the year 2021, a lien not yet due and payable
.• Subject to all matters shown on the Plan of record as Instrument Number 20180302-0019848, Register's Office of Davidson County, Tennessee
.• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Harpeth Springs of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amendment to amended and restated in Instrument No. 20190130-0009015 and Scrivener's Affidavit recorded in Instrument No. 20190325-0026836, Register's Office for Davidson County, Tennessee.
• Rights and Ownership to cemetery with rights of burial therein and Ingress/Egress of record in Book 735, Page 252, in the Register's Office for Davidson County, Tennessee
.• Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 409, in the Register's Office for Davidson County, Tennessee
.• Stormwater Detention Agreement of record in Instrument Number 20030428-0056453, in the Register's Office for Davidson County, Tennessee
.• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170922-0097599, in the Register's Office for Davidson County, Tennessee
.• Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement of record in

Karen Johnson Davidson County
Batch# 560264 DEEDWARR
01/25/2021 12:11:09 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20210125-0010587

Instrument Number 20171227-0131366, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2504 Newsome Mill Ln, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 19th DAY OF JANUARY, 2021.

Derek Miller-Reynolds by A. H. attny in fact
Derek Miller-Reynolds by Adam Jefferson, Attorney in Fact

John P. Miller-Reynolds by A. H. attny in fact
John P. Miller-Reynolds by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEREK MILLER-REYNOLDS AND JOHN P. MILLER-REYNOLDS, and who acknowledged he/she/they executed the same as the free act and deed of the said DEREK MILLER-REYNOLDS AND JOHN P. MILLER-REYNOLDS.

Witness my hand and official seal, this the 19th of January, 2021.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212