ADDRESS NEW OWNERS and
SEND TAX BILLS:
ROBERT DEAN BURGESS
143 Hickory Heights Drive
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20170010392 DEEDWARR
Recvd: 02/03/17 11:37 2 pgs
Fees:13.00 Taxes:203.50
20170203-0011804

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
43 - 6 - 264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICKY WAYNE TEMPLETON and BOBBY JOE TEMPLETON, JR., being all the heirs at law of BOBBY TEMPLETON (aka BOBBY JOE TEMPLETON, SR.) hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ROBERT DEAN BURGESS, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Madison Park Section 6, as of recrod in Book 4300, Page 58, Register's Office for said County, described as follows:

Said Lot No. 222 fronts 76.51 feet on the northerly side of Becklea Drive and extends back 151.1 feet on the easterly line and 153.5 feet on the westerly line to a dead line and measures 62.1 feet thereon.

Being the same property conveyed to Minnie E. Templeton and Bobby Templeton, as joint tenants with right of survivorship, by Warranty Deed from Gary W. Neeley and wife, Suzanne L., Neeley of record in Deed Book 6775, Page 288, Register's Office for Davidson County, Tennessee.
Minnie Templeton having died on June 2, 1999. Bobby Templeton died on September 22, 2016 leaving his children, Ricky Wayne Templeton and Bobby Joe Templeton, Jr. as his sole heirs at law. See Davidson County Probate Court # 16P 1915 for probate proceedings. See also Affidavit of Heirship in Instrument No. 20170203-0011803 Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 270 Becklea Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land

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is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 31 day of January, 2017.

Ricky Wayne Templeton
RICKY WAYNE TEMPLETON

Bobby J. Templeton Jr.
BOBBY JOE TEMPLETON, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RICKY WAYNE TEMPLETON and BOBBY JOE TEMPLETON, JR., the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Robert Dean Ferguson
AFFIANT

Subscribed to and sworn before me, this the 31 day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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