STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater is $ 242,500.00.

AFFIANT

Subscribed and sworn before me this the 13th day of March, 2019.

My commission expires:

NOTARY PUBLIC

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Karen Johnson Davidson County
Batch# 207791 DEEDWARR
03/20/2019 09:36:31 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20190320-0025225

# WARRANTY DEED

This instrument prepared by:
Giles Title & Escrow Services, LLC
203 N. 1st Street
Pulaski, TN 38478
File #2019040

Address of New Owner:
BRIAN BEDARD
921 2nd Street
Fairfax, IA 52228

Send Tax Bills To:
NEW OWNER

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE

**JILLIAN E. MCCARTNEY F/K/A JILLIAN E. SHARP, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO:

**BRIAN BEDARD, a married man**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument No. 20050825-0101280, Register's Office of said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jillian E. Sharp n/k/a Jillian E. McCartney by Warranty Deed dated November 30, 2006 from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20061204-0148885 Register's Office of Davidson County, Tennessee.

**CMAP B, GROUP 3, PARCEL 62.00**
033-03-0B-062.00

This is improved property known as: 174 Irvy Hill Lane, Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-19774

Subject to taxes for the year 2019, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

**Christopher McCartney, husband of Jillian E. McCartney f/k/a Jillian E. Sharp, joins in this conveyance for the purpose of relinquishing all of his marital interest in the subject property.**

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, their heirs or assigns, forever, and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have 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, their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular and use of any gender shall be applicable to all genders.

SUBSCRIBED AND SWORN BEFORE ME THIS THE 14 DAY OF MARCH, 2019.

Jillian E McCartney
JILLIAN E. MCCARTNEY

Christopher McCartney
CHRISTOPHER MCCARTNEY

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JILLIAM E. MCCARTNEY F/K/A JILLIAN E. SHARP AND HUSBAND, CHRISTOPHER MCCARTNEY the bargainer(s) 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 and official seal this 14 day of March, 2019.

My commission expires: 1/29/22

NOTARY PUBLIC

JACKIE HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY