BILL GARRETT, Davidson County
Trans:T20160048174 DEEDQC
Recvd: 06/08/16 08:40 4 pgs
Fees:22.00 Taxes:0.00
20160608-0057606

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, we, **J. FRANK MEISAMER and wife, ANN L. MEISAMER,** have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey **a one-half (1/2) undivided interest** unto **FRANCES SUZANN M. KNUCKLES,** her heirs and assigns, the following described tract or parcel of land, lying and being in the FOURTEENTH CIVIL DISTRICT of Davidson County, Tennessee, bounded and described as follows:

BEGINNING in the center of Strawberry Hill Road at (a) the southeast corner of said 7.03 acre tract and (b) the southwest corner of the property conveyed to Benjamin S. Mitchell and wife, recorded in Book 5707, page 226, in said Register's Office; thence with the center of said Road, North 81° 00' West, 279.0 feet; thence leaving said Road, North 6° 27' 33" East, 306.10 feet and North 81° 00' 08" West, 281.77 feet to the westerly line of said 7.03 acre tract; thence with lines of said 7.03 acre tract: North 8° 00' East, 355.57 feet, North 68° 00' East, 227.0 feet, South 34° 00' East, 117.0 feet and South 15° 00' East, 758.0 feet to the **point of beginning,** containing 5.02 acres, more or less.

Being the same property acquired by J. Frank Meisamer and wife, Ann L. Meisamer, by virtue of a deed dated May 19, 1989, from Terry Duke and wife, Sarah Duke, of record in Book 7847, page 465, et eq., Register's Office, Davidson County, Tennessee.

~~To have and to hold the above described interest in said tract or parcel of land unto the grantee herein named, her heirs and assigns, in fee simple, forever.~~ FMK

We covenant with the grantee herein named, her heirs and assigns, that we are lawfully seized and possessed of said interest in said land; that we have a

This instrument prepared by:
LOONEY, LOONEY & CHADWELL, PLLC
156 Rector Avenue, Crossville, Tennessee 38555
C2/c:Descriptions/meisamer to knuckles (Davidson County)

Map 9
Parcel 78

good and lawful right to convey the same; that it is free and unencumbered, except as herein set out; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, representatives and assigns, by the above covenants.

WITNESS our hands and signatures this 22ND day of April, 2016.

J. Frank Meisamer
J. FRANK MEISAMER

Ann L. Meisamer
ANN L. MEISAMER

State of Tennessee)
)
County of Cumberland)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **J. Frank Meisamer and wife, Ann L. Meisamer,** the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and signature on this 22nd day of April, 2016.

Linda M. Rose
NOTARY PUBLIC

LINDA M. ROSE
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

My commission expires: 12-8-18

The name and address of the property owner is:

Frances Suzann M. Knuckles
7774 Strawberry Hill Road
Goodlettsville, Tennessee 37073

The name and address of the person or entity responsible for the payment of real property taxes is:

SAME

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

AFFIDAVIT OF CONSIDERATION

State of Tennessee)
)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ —0—, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary, sale.

Affiant

Sworn to and subscribed before me on this 8th day of June, 2016.

Notary Public

~~My commission expires~~: _____