WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013760 DEEDWARR
Recvd: 02/27/14 11:37 2 pgs
Fees:13.00 Taxes:153.55
20140227-0016962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$41,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Mitchell	**Same As New Owners**	**Map 91-2**
(NAME) **4509 Illinois Avenue**	(NAME)	**Parcel 252.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **INTERNATIONAL OFFICE PRODUCTS, INC., a Tennessee corporation** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN L. MITCHELL AND WIFE, LESLIE A. MITCHELL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 170 feet of the southerly 150 feet of Block "1" Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said part of "1" fronts 50 feet on the southerly side of Ohio, formerly Virginia Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to International Office Products, Inc., a Tennessee corporation, by Quitclaim Deed from Wayne Frazzini and Sherrie Jenkins-Frazzini, filed for record April 18, 2008 in Instrument No. 20080418-0039274, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 172, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **5609 Ohio Avenue, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 24th day of February, 2014.

International Office Products, Inc., a Tennessee corporation

By: _____
Sherri Jenkins-Frazzini, President

By: _____
Wayne Frazzini, Vice President

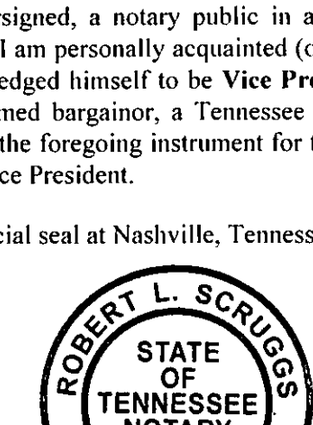
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Sherrie Jenkins-Frazzini,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **President of International Office Products, Inc.,** (the "Corporation") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as President.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2014.

Commission expires:



_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Wayne Frazzini,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Vice President of International Office Products, Inc.,** (the "Corporation") the within named bargainor, a Tennessee corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2014.

Commission expires:

_____
Notary Public