File No. 100387

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/10 15:59 3 pgs
Fees:18.00 Taxes:357.05
20100615-0046576

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Cornelia Ciolos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrea Y. Akins | Proficio Mortgage Ventures, LLC | 06302009000 |
| (NAME) | (NAME) | |
| 1534 Ocoee Trail | 105 E. Robinson, Suite 220 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Orlando, Florida, 32801 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, John Ciolos and wife, Cornelia Ciolos, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea Y. Akins, unmarried, 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 Lot No. 158 on the Plan of Nawakwa Hills Powwow Addition, Section 5, of record in Plat Book 974, Page 26, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Ciolos and wife, Cornelia Ciolos by deed from Kimberly S. Smith, unmarried, dated August 1, 2001 and recorded on August 3, 2001 in Instrument No: 20010803-0083122, Register's Office, Davidson County, Tennessee.

Cornelia Ciolos executed this instrument on behalf of John Ciolos pursuant to a Power of Attorney of record in ~~Book~~ Instrument # 20100615-0046575 ge _____, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1534 Ocoee Trail, Madison, TN 37115

(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.

File No. 100387
Witness our hands this 9th day of June, 2010.

John Ciolos by Cornelia Ciolos
ATTORNEY IN FACT

John Ciolos
By: Cornelia Ciolos, Attorney-in-Fact

Cornelia Ciolos

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cornelia Ciolos with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of John Ciolos as his Attorney in Fact as the free act and deed of the within named John Ciolos.

Witness my hand and official seal this 9th day of June, 2010.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cornelia Ciolos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2010.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (if on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE