This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $153,000.00.

Affiant

Subscribed and sworn before me this the 14th day of September, 2017.

Notary Public
My commission expires: 12-1-2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 1194 DEEDWARR
09/15/2017 10:23:28 AM 2 pgs
Fees: $13.00 Taxes: $566.10
20170915-0094472

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rafik Z. Maii	Rafik Z. Maii	053-09-0 001.00
1266 Sioux Terrace	1266 Sioux Terrace	
Madison, TN 37115	Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DULCE AVILES, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to RAFIK Z. MAII AND DEWLET MAII, HUSBAND AND WIFE, AND HAKAR MAII AS JOINT TENANT WITH RIGHTS OF SURVIVORSHIP AND TEVAR R. ZEKI AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for said County.

Beginning at a point in the westerly margin of Sioux Terrace at the common corner of Lot Nos. 64 and 65; thence with the margin of said Terrace, southerly 128.3 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Cheyenne Court; thence with the same, westerly 127.44 feet to the common corner of Lot Nos. 65 and 66; thence with the line between said two lots, northerly 97 feet to the common rear corner of Lot Nos. 64 and 65; thence with the line between said two lots, easterly 114.9 feet to the point of beginning.

Being the same property conveyed to Dulce Aviles, unmarried, by deed from Billy G. Coleman, an unmarried man, dated 09/01/2006, of record in Instrument No. 20060906-0110126, said Register's Office.

The said Dulce Aviles has since married Derrick Ausbrooks. The said property is investment property and has never been the marital property of Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1266 Sioux Terrace, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RM
12

DM
H.M

Witness my hand this the 14th day of September, 2017.

Dulce Aviles

Dulce Aviles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dulce Aviles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2017.

My commission expires:

9-10-2018

Notary Public

