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Dav. Co. Chancery Court

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CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

D.C. &M

IN THE CHANCERY COURT FOR
DAVIDSON COUNTY, TENNESSEE

QUAIL VALLEY HOMEOWNER'S ASSOCIATION.

Plaintiff,

vs.

BONDIE BROWN

Defendant.

Case Number 07–817-II

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon motion of the Plaintiff to confirm the Report of Sale of the Clerk and Master. It appearing to the Court that this Report has been on file more than five (5) days and is without exception.

It is, therefore, ORDERED, by the Court that the Motion to Confirm be, and the same hereby is, granted. All rights, title and interest of the Defendant(s) Bondie Brown and any and all heirs-at-law or devisees, and of all other interested parties to this suit and to said parcel of land be divested out of them and each of them and be vested in the purchaser Quail Valley Homeowner's Association not subject to any equity of redemption. Said parcel of land is described as follows:

> A certain condominium in Davidson County, Tennessee, being Lot no. 25, Unit 54, in a Horizontal Property Regime a shown on the condominium site plan, Section 3, Phase VI, Quail Valley as shown on the plat of record in Book 5800, Pages 127 and 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bondie Brown by Warranty Deed from Dion A. Brown of record in Instrument No. 20050103-000272 Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 1309 Quail Valley, Nashville, Tennessee 37214.

In the names of the parties, the Clerk and Master will make, acknowledge for registration

Davidson County ROS
Recvd: 04/01/08 13:23 3 pgs
Fees:18.00 Taxes:8.05

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and deliver to said purchaser a deed conveying all the right, title and interest of all the parties to this suit to the purchaser in and to said tract of land or will give the purchaser, if preferred, a certified copy of this Decree for registration.

The costs of the said deed or certified decree will be paid by said purchaser, and on application, a writ of possession will issue to put the purchaser in possession of said parcel of land at purchaser's cost.

Out of the proceeds of said sale, the Clerk and Master will make disbursements in the following order:

1. The costs of this cause.
2. Any fees and costs due to the Clerk and Master.
3. The remaining purchase proceeds shall be applied to satisfy outstanding homeowner's fees and assessments owed to the Plaintiff.

The purchaser(s) shall be liable for the taxes assessed against the property and continuing so long as it shall own the property.

All other matters are reserved.

The Report of Sale of the Clerk and Master follows and is incorporated herein.

CAROL L. McCOY
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 28th DAY OF [illegible]
KRISTI SCOTT, CLERK & MASTER
BY [illegible] DEPUTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 2,175

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April 20 08

Deputy Register

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff
BPR #12195
4515 Harding Pike
Suite 315
Nashville, TN 37205
(615) 297-1568, Ext. 11

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Final Decree Confirmation Sale has been forward by U. S. Mail to Bondie Brown, 1309 Quail Valley Road, Nashville, TN 37214 this 20th of ~~January~~ feb, 2008.

Robert J. Notestine III