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Dav. Co. Chancery Court

MB 111 Pg 437

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE **2005** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

TAXI, LLC

Control No: **108896**
Map/Parcel: **03000017600**

Defendant(s)

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 23rd DAY OF SEPTEMBER 2008
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

File - Tax Civil Action Number **07-539-IV**

Notice of Entry Requested

Davidson County ROS
Recvd: 09/23/08 14:09 5 pg
Fees:28.00 Taxes:31.45
20080923-0096884

FILED
2008 SEP 15 AM 10:28
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon motion of 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) **TAXI, LLC** and any and all unknown 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 be vested into the purchaser(s) **JAMES R. FESMIRE & CHARLES GILBERT, JR.,** subject to the equity of redemption.

In the names of the parties, the Clerk and Master will make, acknowledge for registration and deliver to said purchaser a deed conveying all the right, title and interest of all the parties to this suit to the purchaser(s) in and to said tract of land or will give the purchaser(s), if preferred, a certified copy of this Final Decree for

registration. This Final Decree shall convey good title to the tax sale purchaser(s) against any conveyance of the property while it was under the jurisdiction and control of the Chancery Court, after the Decree for Sale was entered, but prior to this Final Decree being signed and available for recording by the tax sale purchaser. Tenn. Code. Ann. § 66-3-101.

The costs of the said deed or certified Final Decree will be paid by said purchaser(s), and on application, a writ of possession will issue to put the purchaser(s) in possession of said parcel of land at purchaser's(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. All real property taxes, penalty, interest, statutory attorney fees, and costs due and payable to the Metropolitan Government on the date of the sale.

3. Any parks or other liens held by the Metropolitan Government which are of record in the Register's Office for Davidson County, Tennessee.

The Clerk and Master will retain, subject to rightful claims, whatever balance may remain after the above payments. The purchaser(s) shall be liable for the taxes assessed against the property beginning with the year **2008** and continuing so long as he shall own the property.

All other matters are reserved.

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

Russell D. Perkins
CHANCELLOR

APPROVED FOR ENTRY:

Jenny L. Hayes

J. Brooks Fox, # 16096
Elizabeth A. Sanders, # 23873
Jenny L. Hayes, # 24480
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
615-862-6343

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing ***Final Decree Confirming Sale*** has been forwarded by U.S. Mail to the following, this 5 day of September, 2008.

Property Owner or Resident
4735 Whites Creek Pike
Whites Creek, TN 37189

Taxi, LLC
2000 S Batavia Ave, Ste 520
Geneva, IL 60134

James R. Fesmire & Charles Gilbert, Jr.
52 Green View
Nashville, TN 37205

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes

Jenny L. Hayes, Esquire

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(TAXI LLC)

File No. 07-539-IV

Control No. 108896

Map & Parcel No. 030-00-0 176.00

REPORT OF SALE

To the Chancellor:

An order was entered in this case on November 27, 2007, on page 260 of Tax Minute Book 108 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

4735 Whites Creek Pk
4.01 Acres
Field Book Number
Map and Parcel Number 030-00-0 176.00
Deed Book & Page/Instrument No 20051128 0142470

DAVIDSON CO. TENNESSEE
2008 JUN 19 PM 3:4

TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 2006, and continuing so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution of all taxes and costs as specified above, a reference will be made to pay any full year's taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale. Judgment in this cause is in the amount of $435.31 plus interest, penalty, statutory attorney's fees and costs as provided by law.

I respectfully report that I advertised for the required time in the Tennessean, a newspaper published in Nashville, stating that at the second floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, June 18, 2008, I would sell the above described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to JAMES R. FESMIRE & CHARLES GILBERT JR. for $8,500.00. The purchaser(s) complied by paying $8,500.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 6,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23 DAY OF Sept 20 08
Deputy Register

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master
By
Deputy Clerk and Master

52 Green View, Nashville TN 37205

IN THE CHANCERY COURT, PART IV, DAVIDSON COUNTY, TENNESSEE

FILED
2008 JUL -3 AM 10: 03
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C. & M.

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE,

PLAINTIFFS

vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2005 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

TAXI, LLC.

DEFENDANTS

File No. 07-539-IV

Control No. 108896

Map & Parcel No. 030-00-0 176.00

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 108, Page 260, on November 27, 2007, I find as follows:

1. *The total amount of taxes, interest, penalty and statutory attorney's fee due and payable to the Metropolitan Government on the date of sale, June 18, 2008.*

2005	*$709.78*
2006	*$631.98*
2007	*$461.44*
	$1803.20

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 18, 2008.*

$1083.31

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

*By*_____
Deputy Clerk and Master