MB III Pg 564

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

Dav. Co. Chancery Court

I hereby certify that this is a true copy of original document filed in my office.
This 21st day of September 20 08
CRISTI SCOTT, Clerk & Master
By [illegible] Deputy

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 **2006** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

AUTUMN OAKS, LLC

Control No. **151844**
Map/Parcel **181100A12300CO**

Defendant(s)

File - Tax Civil Action Number **08-572-I**

Notice of Entry Requested

Davidson County ROS
Recvd: 11/19/08 15:19 6 pgs
Fees:33.00 Taxes:49.95
20081119-0114102

2008 SEP 15 AM 12:02

FILED

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) **AUTUMN OAKS, 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) **BRYAN SPICER,** 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

the property after the Decree of Sale was granted and entered by the Court pursuant to Tenn. Code. Ann. § 66-3-101.

The costs of the said deed or certified 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.

CHANCELLOR

APPROVED FOR ENTRY:

Jenny L. Hayes

Lora B. Fox, # 17243
Jeff Campbell, # 22455
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
7056 Oak Brook Terrace
Brentwood, TN 37027

Autumn Oaks, LLC
P.O. Box 682504
Franklin, TN 37068

Bryan Spicer
1081 Sunset Road
Brentwood, TN 37067

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes, Esquire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $13,500.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 17th, day of November, 2008.

Notary Public: Carol L. McAuthur
My Commission Expires: July 25, 2012



Address of New Owner:

Bryan D. Spicer
1081 Sunset Road
Brentwood, TN 37027

Send Tax Bills to:

Bryan D. Spicer
1081 Sunset Road
Brentwood, TN 37027

METROPOLITAN GOVERNMENT ETC. FILE NO. 08-572-I

VS. CONTROL NO. 151844

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 181100a12300co
(Autumn Oaks, LLC)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 20th, 2008 on page 525 of Tax Minute Book 109 directing the Clerk and Master to sell the following described property:

FILED
2008 JUL 29 AM 10:54
DAVIDSON COUNTY CHANCERY CT.

Land in Davidson County, Tennessee

7056 Oak Brook
0.17 Acres
Map and Parcel Number 181100a12300co
Deed Book , Page or Instrument Number
000113870000173

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 2007 , 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 $454.50 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 Historic Courthouse, 1 Public Square in Nashville, at 12:00 o'clock noon, on Wednesday July 23rd, 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 Bryan Spicer for $13,500.00. The purchaser(s) complied by paying $13,500.00.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

Bryan Spicer
1081 Sunset Road
Brentwood, TN 37067

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

2008 JUL 30 AM 10:40

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

PLAINTIFFS

File No. 08-572-I

vs.

Bill No. 151844

DELINQUENT TAXPAYERS AS SHOWN ON THE 2006 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Map & Parcel No. 181100A12300CO

AUTUMN OAKS LLC

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 109, Page 525, on May 20, 2008, 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, July 23, 2008.*

2005	*$745.83*
2006	*$664.54*
2007	*$488.61*
	$1898.98

2. ***Court costs due and payable to the Clerk and Master on the date of sale, July 23, 2008.***

$1359.67

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master