MB 114 Pg 61

IN THE CHANCERY COURT FO

BILL GARRETT, Davidson County NNESSEE
Trans:T20100004666 ROS
Recvd: 01/25/10 12:00 6 pgs
Fees:33.00 Taxes:96.20
20100125-0006163

RECEIVED
AUG 2 6 2009
Day. Co. Chancery Court

FILED
2009 SEP -3 AM 11:08
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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 2007 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

JOHN L. & VALORE L. BROXTON JR.

Control Number: 213133
Map & Parcel No: 14904006300

REAL PROPERTY

Tax Civil Action
No. 09-487-II

I hereby certify that this is a true copy of original instrument filed in my office.
This 8th day of September 2009
CRISTI SCOTT, Clerk & Master
By: Deputy

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) **JOHN L. & VALORE L. BROXTON, JR.** 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 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.

Carol L McCoy

CHANCELLOR

APPROVED FOR ENTRY:

Jenny L. Howard

Lora B. Fox, # 17243
Jeff Campbell, # 22455
Jenny L. Howard, # 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 26th day of August, 2009.

BRYAN D. SPICER
1081 SUNSET ROAD
BRENTWOOD, TN 37027

JOHN L. & VALORIE L. BROXTON JR.
2549 EDGE O LAKE DRIVE
NASHVILLE, TN 37217

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard

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

FILED

2009 AUG -4 AM 11:39

CLERK & MASTER
DAVIDSON CHANCERY C

JS

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. 09-487-II

vs.

Bill No. 213133

Map & Parcel No. 14904006300

DELINQUENT TAXPAYERS AS SHOWN ON THE 2007 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

BROXTON, JOHN L. JR. & VALORIE L.

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 113, Page 155, on May 26, 2009, 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 22, 2009.*

2007	*$2272.84*
2008	*$1764.60*
	$4037.44

2. *Court costs due and payable to the Clerk and Master on the date of sale, July 22, 2009.*

$1127.22

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

METROPOLITAN GOVERNMENT ETC. FILE NO. 09-487-II

VS. BILL NO. 213133

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 14904006300
(John L. Broxton Jr. & Valorie L.)

REPORT OF SALE

To the Chancellor:

FILED
2009 AUG -3 PM 2:32
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
JS
D.C.&M.

An order was entered in this case on May 26, 2009 on page 155 of Tax Minute Book 113 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2549 Edge O Lake Dr
0.28 Acres
Map and Parcel Number 14904006300
Deed Book 20001103, Page 0109352

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 2008, 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 $2060.04 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 on the ground floor in the jury assembly room of the Metropolitan Courthouse in Nashville, at 12:00 o'clock noon, on July 22, 2009, 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 D. Spicer for $26,000.00. The purchaser(s) complied by paying $26,000.00.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By Jessica Matlock
Deputy Clerk and Master

Bryan D. Spicer
1081 Sunset Road
Brentwood, TN 37027

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 $26,000.00. 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 22 day of January, 2010.

Notary Public:
My Commission Expires: 12-06-2011

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Address of New Owner and Send Tax Bills to:

Bryan Spicer
1081 Sunset Road
Brentwood, TN 37027

Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 464 on the Plan of Edge-O-Lake Estates Section 6, of record in Book 3700, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John L. Broxton, Jr. and wife, Valorie L. Broxton by Warranty Deed from Stanley M. Smith and wife, Susan H. Smith, as of record in Instrument No. 20001103-0109352, Register's Office of Davidson County, Tennessee.