658

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN BEHALF 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,

B&W MANAGEMENT LLC

Control No. 197419
Map/Parcel 09206070100

Defendant(s)

RECEIVED
FEB - 6 2008
Dav. Co. Chancery Court

NF

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

Notice of Entry Requested

FILED
2008 FEB 14 PM 12: 37
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) **B&W MANAGEMENT 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 each of them and be vested in the purchaser(s) **LISA B. BROWN** 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 Decree for registration.

R:\LL\L-14000+\L-14518\Orders\Final Confirming Sale\Final Decree '05 (B&W Management).doc

New owner
Send Tax Bill: Morgann Brown
126 Braxton Park Ln.
Goodlettsville, Tn
37072

I hereby certify that this is a true copy of original instrument filed in my office.
This 12th day of February 2010
CRISTI SCOTT, Clerk & Master
By Deputy

BILL GARRETT, Davidson County
Trans:T20100008783 ROS
Recvd: 02/12/10 10:01 4 pgs
Fees:23.00 Taxes:11.09
20100212-0011122

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 **2006** 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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 2997.42
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12 DAY OF Feb. 20 10
Deputy Register

660

METROPOLITAN GOVERNMENT ETC. FILE NO. 07-539-IV

VS. CONTROL NO. 197419

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 092-06-0 701.00
(B&W MANAGEMENT LLC)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on OCTOBER 22, 2007, on page 811 of Tax Minute Book 107 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

809 31ST AV N
.16 Acres
Map and Parcel Number 092-06-0 701.00
Deed Book , Page or Instrument Number
20011009 0110040

FILED
2008 JAN -3 AM 11:22
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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 $117.25 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, DECEMBER 19, 2007, 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 LISA B. BROWN for $2,997.42. The purchaser(s) complied by paying $2,997.42.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

Lisa B Brown
126 Braxton Park Ln
Goodlettsville TN 37072

FILED

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

2008 JAN -7 AM 11:51

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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. 07-539-IV D.C. & M.

Control No. 197419

vs.

Map & Parcel No. 092-06-0 701.00

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

B&W MANAGEMENT, LLC

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 107, Page 811, on October 22, 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, December 19, 2007.*

2003	*$172.27*
2004	*$179.01*
2005	*$215.80*
Parks Lien	*$666.48*
Parks Lien	*$576.63*
Parks Lien	*$254.35*
Register of Deeds (Release Lien)	*$36.00*
2006 (No excess funds to pay this year.)	
2007 (No excess funds to pay this year.)	
	$2100.54

2. *Court costs due and payable to the Clerk and Master on the date of sale, December 19, 2007.*

$896.88

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master