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 **2008** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

NICHOLAS S. AND JERI S. BRADLEY

Control Number: 36981
Map & Parcel No: 05912002700

RECEIVED
DEC - 7 2010
Dav. Co. Chancery Court

REAL PROPERTY

Tax Civil Action
No. **10-429-III**

FILED
2010 DEC 15 AM 9:35
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

BILL GARRETT, Davidson County
Trans:T20100080017 ROS
Recvd: 12/20/10 15:41 5 pgs
Fees:28.00 Taxes:7.03
20101220-0101202

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) **NICHOLAS S. AND JERI S. BRADLEY** 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) **DONALD P. PEERY,** 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 **2009** 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.

Ellen Hobbs Lyle
CHANCELLOR

APPROVED FOR ENTRY:

Jenny L. Howard
J. BROOKS FOX, # 16096
CHRISTOPHER M. LACKEY, # 26419
JENNY L. HOWARD, # 24480
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, Tennessee 37219
615-862-6343

I hereby certify that this is a true copy of original instrument filed in my office.
This 10th day of December 2010
CRISTI SCOTT, Clerk & Master
By [illegible] D.C.
NASHVILLE

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(NICHOLAS S & JERI S BRADLEY)

File No. 10-429-III

Bill No. 36981

Map & Parcel No. 05912002700

FILED
2010 DEC 15 AM 9:40
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

FILED
2010 OCT 21 PM 3:24
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 16, 2010, on page 174 of Tax Minute Book 119, directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

109
HIGHLAND TRACE CV NASHVILLE 37207 Acres
Map and Parcel Number 05912002700
Deed Book & Page/Instrument No 20080424 0042121

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 2009, 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 $1168.21 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 in the auditorium of the Nashville Public Library, 615 Church Street in Nashville, at 12:00 o'clock noon, on OCTOBER 19, 2010, 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 DONALD R PEERY for $1900.00. The purchaser(s) complied by paying $1900.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

P O Box 92103 Nashville TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1900.00

Don Peery
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF DEC 20 10

Deputy Register

FILED

FILED
2010 DEC 15 AM 9:40
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

FILED
2010 NOV 10 PM 3:04
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

IN THE CHANCERY COURT, PART III, 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,

PLAINTIFFS

File No. 10-429-III

vs.

Control No.36981

DELINQUENT TAXPAYERS AS SHOWN ON THE 2008 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Map & Parcel No. 059-12-0 027.00

NICHOLAS S. & JERI S. BRADLEY

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 119, Page 174, on July 16, 2010, I find as follows:

1. *The total amount of taxes, interest, penalty, statutory attorney's fee, clerk's filing fee and initial certified mail fee due and payable to the Metropolitan Government on the date of sale, October 19, 2010.*

2008	*$1307.07*
2009	*NOT ENOUGH EXCESS FUNDS*
2010	*NOT ENOUGH EXCESS FUNDS*
	$1307.07

2. *Court costs due and payable to the Clerk and Master on the date of sale, October 19, 2010.*

$468.83

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Debby Stafford
Deputy Clerk and Master

CD 10/28/10

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 7th day of December, 2010.

Donald Peery – New Owner | Tax Bills
P.O. Box 92103
Nashville, TN 37209

Nicholas and Jeri Bradley
908 Wilson Pk
Brentwood, TN 37027

Nicholas and Jeri Bradley
6729 Christiansted LN
Nashville, TN 37211

METRO MAIL
Metropolitan Trustee

Jenny L. Howard
Jenny L. Howard