MB 193 Page 187

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 2009 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

HELEN GANT DONALD

Bill No: 194567
Map & Parcel No: 14908008200

RECEIVED
AUG 16 2011
Dav. Co. Chancery Court

NF

REAL PROPERTY

Tax Civil Action
No. **11-340-IV**

BILL GARRETT, Davidson County
Trans:T20110068828 ROS
Recvd: 11/02/11 13:34 5 pgs
Fees:28.00 Taxes:62.90
20111102-0085378

FILED
2011 AUG 25 AM 11:34
CLERK & MASTER
DAVIDSON CO. CHANCERY CT

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) **HELEN GANT DONALD** 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) **L&C PROPERTIES**, subject to the equity of redemption.

Upon request, the Clerk and Master will provide a certified copy of this Final Decree available to the purchaser for recording with the Register of Deeds. 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 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 **2010** 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 T. Perkins

CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
SUE B. CAIN #9380, DIRECTOR OF LAW

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, TN 37219
(615)862-6343
Attorneys for Plaintiff

I hereby certify that this is a true copy of original instrument filed in my office.
This 26th day of August 2014
CRISTI SCOTT, Clerk & Master
By Jeff Stafford Deputy

FILED

2011 JUL 20 AM 9:13

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

JS

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

vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2009 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

HELEN GANT DONALD

DEFENDANTS

File No. 11-340-IV

Control No. 194567

Map & Parcel No. 149-08-0 082.00

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 122, Page 211, on May 20, 2011 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, July 13, 2011.*

2009	*$1499.55*
2010	*$1150.78*
	$2650.33

2. *Court costs due and payable to the Clerk and Master on the date of sale, July 13, 2011.*

$1077.54

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master

7-19-11

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(HELEN GANT DONALD)

File No. 11-340-IV

Bill No. 194567

Map & Parcel No. 14908008200

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 20, 2011, on page 211 of Tax Minute Book 122 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

343 CLEARWATER DR
0.14 Acres
Map and Parcel Number 14908008200
Deed Book & Page/Instrument No 00007051 0000126

FILED
2011 JUL 18 PM 1:01
CLERK AND MASTER
DAVIDSON CO. CHANCERY COURT

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 2010, 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 $1343.50 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 in the Jury Assembly Room, Ground Floor of the Metro Historic Courthouse, at 12:00 o'clock noon, on Wednesday, July 18, 2011, 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 L&C PROPERTIES for $17,000.00. The purchaser(s) complied by paying $17,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

P O Box 382 Hendersonville TN 37077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 17,000.00
Lee Peterson Affiant
Subscribed and sworn before me this the
2 Day of November, 2011.
Brenda Wells, Deputy Register

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 11th day of August 2011.

L&C Properties
P.O. Box 382
Hendersonville, TN 37077

Owner
&
Tax Bills

Helen Gant Donald
6 Knightwind Ct
Columbus, GA 31909

Helen Gant Donald
Or Current Resident
343 Clearwater Dr
Nashville, TN 37217

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard

