MB 126 Page 434

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

RAVIN HOTELS & INVESTMENT, LLC

Bill No: 87263
Map & Parcel No: 07106007700

RECEIVED
JAN 3 0 2012
Dav. Co. Chancery Court

NF

REAL PROPERTY

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

BILL GARRETT, Davidson County
Trans:T20120011736 ROS
Recvd: 02/16/12 13:41 5 pgs
Fees:28.00 Taxes:1961.00
20120216-0013775

JS

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
& C&M

FILED
2012 FEB -3 PM 1:07

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) **RAVIN HOTELS & INVESTMENT, 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), **SANJAY D. PATEL**, 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.

CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
WM. MICHAEL SAFLEY #6690, DEPUTY DIRECTOR OF LAW

J. Brooks Fox, #16096
Christopher M. Lackey, #26419
Margaret O. Darby, #20701
Catherine J. Dundon, #28005
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 7th day of February 2012
CRISTI SCOTT, Clerk & Master
By: D.C. Stafford
Deputy

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 30th day of January 2012.

Ravin Hotels & Investments, LLC
1360 Brick Church Pk.
Nashville, TN 37207

Sanjay D. Patel New owner & Tax bills
821 Murfreesboro Rd
Nashville, TN 37217

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Catherine J. Dunlon

FILED

2011 DEC 29 PM 3:58

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

JS

D.C. & M.

IN THE CHANCERY COURT, PART IV 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

RAVIN HOTELS & INVESTMENTS, LLC

DEFENDANTS

File No. 11-340-IV

Control No.87263

Map & Parcel No.07106007700

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 124, Page 733, on July 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, October 12, 2011.*

2008	*$51223.93*
2009	*$33124.38*
2010	*$20881.83*
2011	*$23625.25*
	$128,855.39

2. *Court costs due and payable to the Clerk and Master on the date of sale, October 12, 2011.*

$6229.93

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

12/16/11

METROPOLITAN GOVERNMENT ETC. FILE NO. 11-340-IV

VS. BILL NO. 87263

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 07106007700
(RAVIN HOTELS & INVESTMENTS LLC)

FILED
2011 DEC -9 PM 4:32
CLERK & MASTER
DAVIDSON CHANCERY CT.
D.C.&M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on JULY 20, 2011, on page 733 of Tax Minute Book 124 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1360 BRICK CHURCH PIKE
2.82 Acres
Map and Parcel Number 07106007700
Deed Book , Page 20040429 0048487

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 $81,943.78 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 Metropolitan Courthouse, One Public Square, Nashville TN 37201, at 12:00 o'clock noon, on WEDNESDAY, OCTOBER 12, 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 SANJAY D. PATEL for $530,000.00. The purchaser(s) complied by paying $530,000.00.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

Sanjay D. Patel
821 Murfreesboro Rd
Nashville TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 530,000.00
Sanjay Patel, Affiant
Subscribed and sworn before me this the 16th Day of Feb, 2012.
_____, Deputy Register