MB 116 Pg 145

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

US BANK N.A.

Control Number: **60658**
Map & Parcel No: **05916015400**

RECEIVED
DEC 16 2009
Dav. Co. Chancery Court

REAL PROPERTY

Tax Civil Action
No. **09-487-II**

BILL GARRETT, Davidson County,
Trans:T20120025454 ROS
Recvd: 04/09/12 10:34 5 pgs
Fees:28.00 Taxes:1.48
20120409-0029791

FILED
2010 JAN -4 PM 2:21
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
JS
D.C.

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) **US BANK N.A.** 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) **XIOMARA REINA** 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

I hereby certify that this is a true
of original instrument
This 14 day
CRIS SCOTT
By Kelly Stafford
D.C.

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

VS. BILL NO. 60658

DELINQUENT TAXPAYERS ETC. (US BANK N.A.) MAP & PARCEL No: 05916015400

REPORT OF SALE

To the Chancellor:

An order was entered in this case on JULY 29, 2009, on page 260 of Tax Minute Book 115 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

13 AVALON DR
0.17 Acres
Map and Parcel Number 05916015400
Deed Book , Page 20070831 0105320

FILED
2009 NOV 13 PM 12:17
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 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 $16.9 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 WEDNESDAY, NOVEMBER 4, 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 XIOMARA REINA for $400.00. The purchaser(s) complied by paying $400.00.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By Regina Nelson

Deputy Clerk and Master

Xiomara Reina
820 Bishopsgate Rd.
Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 400.00

JUAN REINA, **Affiant**

Subscribed and sworn before me this the
9th **Day of** April, 2010.

S. Chandler, **Deputy Register**

FILED

2009 NOV 12 AM 11:59

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

IN THE CHANCERY COURT, PART II, 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 2007 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

US BANK N.A.

DEFENDANTS

File No. 09-487-II

Control No. 600658

Map & Parcel No. 059-16-0 154.00

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 115, Page 260, on July 29, 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, November 4, 2009.***

2007	*$66.84*
2008	*$14.62*
2009	*$14.48*
	$95.94

2. ***Court costs due and payable to the Clerk and Master on the date of sale, November 4, 2009.***

$318.14

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

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 10th day of December, 2009.

US Bank NA
c/o Randall S. Bueter
11501 Huron Lane
Little Rock, AR 72211

US Bank or current resident
13 Avalon Dr
Nashville, TN 37207

Xiomara Reina
820 Bishopsgate Rd
Antioch, TN 37013

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard