MB 128 Page 697

RECEIVED
JUL 30 2012
Dav. Co. Chancery Court

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,	)	NF **REAL PROPERTY**
v.	)	Tax Civil Action No. **11-340-IV**
DELINQUENT TAXPAYERS AS SHOWN ON THE **2009** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE	)	
ESTATE & HEIRS OF JOHN & VINA K. HALL	)	
Bill No: 106266 **Map & Parcel No: 08112025100**	)	

BILL GARRETT, Davidson County
Trans:T20120061428 ROS
Recvd: 08/17/12 09:07 5 pgs
Fees:28.00 Taxes:27.75
20120817-0073735

FILED
2012 AUG -6 AM 11:04
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) **ESTATE & HEIRS OF JOHN & VINA K. HALL** 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), **DION DONALDSON**, 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
SAUL SOLOMON, # 11689, 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 August 2012
CRISTI SCOTT, Clerk & Master
By _____ Deputy

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

FILED
2012 JUL 10 AM 10:05
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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. 11-340-IV

vs.

Control No. 106266

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

Map & Parcel No. 08112025100

ESTATE & HEIRS OF JOHN & VINA K. HALL

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 127, Page 138, on May 1, 2012, 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, June 20, 2012.***

2009	*$1592.71*
2010	*$1410.19*
2011	*$1074.78*
	$4077.68

2. ***Court costs due and payable to the Clerk and Master on the date of sale, June 20, 2012.***

$1374.77

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By: Jeff Stafford
Deputy Clerk and Master

7-6-12

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(ESTATE & HEIRS OF JOHN & VINA K HALL)

File No. 11-340-IV

Bill No. 106266

Map & Parcel No. 08112025100

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 1, 2012, on page 138 of Tax Minute Book 127 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1521 ARTHUR AVE NASHVILLE 37208
0.09 Acres
Map and Parcel Number 08112025100
Deed Book & Page/Instrument No 00002084 0000068

FILED
2012 JUN 26 PM 2:
CLERK & MASTER
DAVIDSON CO. CHANCERY

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 $1439.82 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 on the ground floor of the Metro Historic Courthouse, at 12:00 o'clock noon, on Wednesday, June 20, 2012, 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 DION DONALDSON for $7500.00. The purchaser(s) complied by paying $7500.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Owner Address | Tax Bills
4100 Central Pike, Apt #1115, Hermitage TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 7500.00 Dion Donaldson, **Affiant**

Subscribed and sworn before me this the

17 **Day of** August, **20** 12.

Brandi 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 30th day of July 2012.

ESTATE & HEIRS OF JOHN & VINA K. HALL
1521 ARTHUR AVE
NASHVILLE, TN 37208

DION DONALDSON
4100 CENTRAL PIKE APRT # 1115
HERMITAGE TN 37076

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Catherine J. Dundon