MB 138 Page 737

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JUL 30 2012
Dav. Co. Chancery Court
BILL GARRETT, Davidson County
Trans:T20130054383 ROS
Recvd: 06/27/13 08:07 5 pgs
Fees:28.00 Taxes:25.90
NF
REAL PROP
20130627-0065941

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

ESTATE & HEIRS OF ARTHUR & ETHEL OWENS

Bill No: 129743
Map & Parcel No: 09204014400

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

FILED
2012 AUG -6 AM 11:02
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) **ESTATE & HEIRS OF ARTHUR & ETHEL OWENS** 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), **JUAN REINA**, 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 ... day of ..., 20..
... Clerk & Master
By ... Deputy

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

VS. BILL NO. 129743

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 09204014400
(ESTATE & HEIRS OF ARTHUR B. OWENS ET UX)

FILED
2012 JUN 26 PM 3:48
CLERK AND MASTER
DAVIDSON CO. CHANCERY CT.
D.C.M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on MAY 1, 2012 on page 43 of Tax Minute Book 127 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

918 14TH AVE
NASHVILLE, TN 37208
0.13 Acres
Map and Parcel Number 09204014400
Deed Book , Page 20030620 0085666

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 $819.65 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, 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 JUAN REINA for $7,000.00. The purchaser(s) complied by paying $7,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By Claire Porter
Deputy Clerk and Master

JUAN REINA
820 BISHOPSGATE RD
ANTIOCH , TN 37013

FILED

2012 JUL 10 AM 10:05

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

B.G. & 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

ESTATE & HEIRS OF ARTHUR B. OWENS ET UX

DEFENDANTS

File No. 11-340-IV

Control No. 129743

Map & Parcel No. 09204014400

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 127, Page 43, 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	*$928.87*
2010	*$853.45*
2011	*$611.81*
	$2394.13

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

$1397.59

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master

7-90
7-642

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.

send TAX BILL

ESTATE & HEIRS OF ARTHUR & ETHEL OWENS
918 14TH AVE N
NASHVILLE, TN 37212

JUAN REINA
820 BISHOPSGATE RD
ANTIOCH TN 37013

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Catherine J. Dundon

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 7,000.00
_____, Affiant
Subscribed and sworn before me this the
27 Day of June, 2013.
Faye Ethridge, Deputy Register