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JUL 10 2013
Dav. Co. Chancery Court

IN THE CHANCERY COURT OF 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,

Plaintiff,

vs.

COPY

No. 07-539-IV

DELINQUENT TAXPAYERS AS SHOWN ON THE 2005 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

and

J.P. MORGAN CHASE BANK, N.A.,

Petitioner,

vs.

MICHAEL WARREN MORRIS,

Defendant.

FILED
2013 JUL 11 AM 9:45
CLERK & MASTER
DAVIDSON COUNTY CHANCERY CT.
DC&M

CONSENT ORDER SETTING ASIDE TAX SALE, DIVESTING AND VESTING RIGHTS IN CERTAIN PROPERTY, DISBURSING FUNDS, DISMISSING REMAINING CLAIMS WITH PREJUDICE, AND ASSESSING COSTS

It appears to the Court that, by consent of the parties, based upon consideration of the Petition to Set Aside Tax Sale and for Declaratory Judgment, the request of the parties to set aside the tax sale, statement of counsel made to the Court and the entire record in this cause, thetax sale should be set aside, according to the terms of this Order.

BILL GARRETT, Davidson County
Trans:T20130062937 ORDER
Recvd: 07/24/13 10:36 3 pgs
Fees:17.00 Taxes:0.00
20130724-0076398

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the tax sale on June 18, 2008 purporting to transfer rights in and to the real property identified below, and municipally known as 5204 Sunsail Drive, Antioch, TN, Map Parcel No. 151090B 03600C0, Deed Book and Page 20050527 0060190, is hereby set aside, by agreement. The property is more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 20041202014354O, a revision of Instrument No. 200410200126312, Register's Office for Davidson County, Tennessee.

the "Property."

All right, title and interest in the Property vested in the tax sale purchaser, Mr. Michael Warren Morris, is hereby divested out of him and vested in Nicole Sparkman, the previous property owner, subject to all matters appearing of record prior to the tax sale. The Court specifically finds and the parties hereto agree and confirm that the interest of CTX Mortgage Company, LLC, reflected in Deed of Trust of record at Instrument No. 20050527-0060190 in the Register's Office, Davidson County, Tennessee, as assigned to J.P. Morgan Chase Bank, National Association, by Instrument No. 20120103-0000452, recorded in said Register's Office, remains a lien on the Property.

IT IS FURTHER ORDERED, based on a settlement reached between the parties, that all funds held in Court, $68,933.33, shall be paid and disbursed to the Defendant Michael Warren Morris. This disbursement shall be made immediately without any delay, based on the consent nature of this order, or as soon as possible thereafter as determined by the Clerk and Master. The funds shall be delivered to Robert J. Notestine, Attorney for Mr. Morris. The additional amount of $31,066.67 shall be paid by or on behalf of J. P. Morgan Chase Bank, National Association to or on behalf of Mr. Morris in good funds contemporaneously with the entry of this Order. The

Property, by agreement, shall be vacated by Mr. Morris, and by all parties holding possession with his consent or agreement, on or before July 1, 2013.

IT IS FURTHER ORDERED that all matters raised in the Petition and all matters having been announced to the Court by consent of the parties having been resolved by this Order, the court costs are assessed against the Petitioner, for which execution shall issue if necessary.

Russell T. R

CHANCELLOR

Date: _____

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 11th DAY OF Oct 20[illegible]
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY CLERK & MASTER
DAVIDSON COUNTY, TENNESSEE
NASHVILLE, TENNESSEE

BY CONSENT:

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/s/ Robert J. Notestine by R. Porter Feild with permission

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