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 2008 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

CHARLES E. & MARGARET A. KEATHLEY

Control Number: **141750**
Map & Parcel No: **03000001700**

RECEIVED
MAR 2 5 2011
Dav. Co. Chancery Court

MB 121 Page 862

REAL PROPERTY

Tax Civil Action
No. **10-429-III**

FILED
2011 APR -1 PM 3:50
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

BILL GARRETT, Davidson County
Trans:T20130073486 ROS
Recvd: 08/26/13 12:15 5 pgs
Fees:28.00 Taxes:15.91
20130826-0089689

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) **CHARLES E. & MARGARET A. KEATHLEY** 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) **AMIR KARSHENAS,** 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 **2009** 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.

Ellen Hobbs Lyle
CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
SUE B. CAIN #9380, DIRECTOR OF LAW

Jenny L. Howard
Brooks Fox, # 16096
Christopher M. Lackey, #26419
Jenny L. Howard, #24480
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 5th day of April 20 11
CRIS SCOTT, Clerk & Master,
By 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 25th day of March 2011.

Charles and Margaret Keathley
7515 Wilkinson Rd
Joelton, TN 37080

Charles and Margaret Keathley
5438 Lickton Pike
Goodlettsville, TN 37072

Charles and Margaret Keathley
100 Scotts Creek Cr
Hermitage, TN 37076

Charles and Margaret Keathley
Or Current Resident
4777 Whites Creek Pike
Whites Creek, TN 37189

Amir Karshenas (New Owner/Tax Bills)
1056 Ridgelea Drive
Burns, TN 37029

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard

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

2011 FEB 23 AM 11:46

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 2008 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

CHARLES E. & MARGARET A. KEATHLEY

DEFENDANTS

File No. 10-429-III

Control No. 141750

Map & Parcel No. 030-00-0 01

FILED
2011 APR -1 PM 3:50
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 120, Page 394, on September 13, 2010, 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, December 15, 2010.*

2007	*$220.93*
2008	*$196.04*
2009	*$12.28*
2010	*$10.68*
	$439.93

2. *Court costs due and payable to the Clerk and Master on the date of sale, December 15, 2010.*

$741.32

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master

2-22-11

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(CHARLES E & MARGARET A KEATHLEY)

File No. 10-429-III

Bill No. 141750

Map & Parcel No. 03000001700

FILED
2011 APR -1 PM 3:50
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

D.C. & M.

2011 FEB 14 PM 2:41

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 13, 2010, on page 394 of Tax Minute Book 120 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

4777 WHITES CREEK PIKE WHITES CREEK 37189
2.42 Acres
Map and Parcel Number 03000001700
Deed Book & Page/Instrument No 20001206 0120048

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 2009, 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 $355.37 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 auditorium of the Nashville Public Library, 615 Church Street in Nashville, at 12:00 o'clock noon, on WEDNESDAY, DECEMBER 15, 2010, 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 AMIR KARSHENAS for $4300.00. The purchaser(s) complied by paying $4300.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

1056 Ridglea Dr, Burns TN 37029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 4300
_____, Affiant
Subscribed and sworn before me this the
26 Day of August, 2013.
_____, Deputy Register