MB 132 Page 793

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
AUG 19 2013
Dav. Co. Chancery Court

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 **2010** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

**MORGAN, KENNETH HOWARD, JR & HELENA JILL**

**Bill No: 33903**
**Map & Parcel No: 05900019300**

**REAL PROPERTY**

Tax Civil Action
No. **12-368-I**

FILED
2013 AUG 23 PM 12:06
BILL GARRETT, Davidson County
Trans:T20130083236 ROS
Recvd: 09/26/13 11:04 5 pgs
Fees:28.00 Taxes:155.40
20130926-0101082

## FINAL DECREE CONFIRMING SALE

This cause came to be heard on August 16, 2013 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) **MORGAN, KENNETH HOWARD, JR & HELENA JILL** 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), **MICHAEL T STEVENSON,** 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 **2011** 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, # 15096
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 29th day of August 2013
CRISTI 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 19th day of August, 2013.

MORGAN, KENNETH HOWARD, JR & HELENA JILL
2810 WHITES CREEK PIKE
NASHVILLE, TN 37207

MICHAEL T STEVENSON
1210 SE 14TH ST
DEERFIELD BEACH, FL 33441

**METRO MAIL**
Metropolitan Trustee
Metropolitan Assessor

Catherine J. Dundon

METROPOLITAN GOVERNMENT ETC. FILE NO. 12-368-i

VS. BILL NO. 33903

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 05900019300
(KENNETH HOWARD, JR & HELENA JILL MORGAN)

FILED
2013 JUN 20 AM 11:01
CLERK & MASTER
DAVIDSON CHANCERY CT.
D.C.&M.

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on FEBRUARY 6, 2013 on page 349 of Tax Minute Book 130 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2810 WHITES CREEK PIKE
NASHVILLE TN 37207
0.22 Acres
Map and Parcel Number 05900019300
Deed Book , Page 00009621 0000702

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 2011, 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 $8787.6299 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 19, 2013, 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 MICHAEL T STEVENSON for $42,000.00. The purchaser(s) complied by paying $42,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 42,000.00
_____, Affiant
Subscribed and sworn before me this the
26 Day of September, 20 13.
Brandi Weeks, Deputy Register

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By Claire Porter
Deputy Clerk and Master

MICHAEL T STEVENSON
1210 SE 14TH ST
DEERFIELD BEACH, FL 33441

Tax Bills & Owner

*IN THE CHANCERY COURT, PART I. DAVIDSON COUNTY, TENNESSEE*

FILED
2013 JUL -8 PM 2:09
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. 12-368-I*

*Control No. 33903*

*Map & Parcel No. 05900019300*

*vs.*

*DELINQUENT TAXPAYERS AS SHOWN ON THE 2010 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*KENNETH HOWARD, JR. & JILL HELENA MORGAN*
*DEFENDANTS*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 130 Page 349 on February 6, 2013, 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, June 19, 2013.*

| | |
|---|---|
| *2010* | *$9457.97* |
| *2011* | *$8353.51* |
| *2012* | *$7401.49* |
| | *$25212.97* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 19, 2013.*

*$1321.96*

*Respectfully submitted,*
*CRISTI SCOTT*
*Clerk and Master*

*By* Jeff Stafford
*Deputy Clerk and Master*

7-8-13