MB 122 Page 757

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

ESTATE & HEIRS OF COWAN, EARNEST E.

Bill No: 49347
Map & Parcel No: 07007006100

REAL PROPERTY

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

FILED
2013 AUG 23 PM 12:08
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

BILL GARRETT, Davidson County
Trans:T20130091706 ROS
Recvd: 10/25/13 09:56 5 pgs
Fees:28.00 Taxes:12.95
20131025-0111296

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) **ESTATE & HEIRS OF COWAN, EARNEST E.** 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), **FAMILY FINANCE INTERNATIONAL, INC**, 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, # 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 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.

New Owner + Tax Bills

ESTATE & HEIRS OF COWAN, EARNEST E.
140 HODGE CT
NASHVILLE, TN 37218

FAMILY FINANCE INTERNATIONAL, INC
5032 WALDER WOODS DR
HERMITAGE, TN 37076

COWAN, REVA
2 ASH COURT
ANTIOCH, TN 37013

COWAN, EARNST JR.,
140 HODGE CT
NASHVILLE, TN 37218

RENEAU, CHARISSE
881 ALMA REAL DR 300
PACIFIC PALISADES, CA 90272

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
$ 3500, Affiant
Subscribed and sworn before me this the
25 Day of Oct., 2013.
Abby Hill, Deputy Register

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

VS. BILL NO. 49347

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 07007006100
(ESTATE & HEIRS OF EARNEST E COWAN)

FILED
2013 JUN 21 PM 2:00
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on APRIL 1, 2013 on page 13 of Tax Minute Book 131 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 DAY ST
NASHVILLE, TN 37218
3.3 Acres
Map and Parcel Number 07007006100
Deed Book , Page 00008280 0000922

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 $980.84 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 FAMILY FINANCE INTERNATIONAL, INC for $3,500.00. The purchaser(s) complied by paying $3,500.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By Claire Pointer
Deputy Clerk and Master

FAMILY FINANCE INTERNATIONAL, INC
5032 WALDER WOODS DR
HERMITAGE, TN 37076

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

FILED
2013 JUL 12 AM 10:28
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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

ESTATE & HEIRS OF EARNEST E. COWAN

DEFENDANTS

File No. 12-368-I

Control No. 49347

Map & Parcel No. 07007006100

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 131, Page 13 on April 1, 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		*$1099.08*
2011		*$1004.35*
2012	*NOT ENOUGH EXCESS FUNDS*	
		$2103.43

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

$948.39

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master