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

CHAN, KEVIN B. & UNG, SATYA

Bill No: 91414
Map & Parcel No: 07206035300

RECEIVED
JUL - 3 2013
Dav. Co. Chancery Court

NF
REAL PROPERTY

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

BILL GARRETT, Davidson County
Trans:T20140011411 ROS
Recvd: 02/18/14 15:04 4 pgs
Fees:23.00 Taxes:62.90
20140218-0013942

DAVIDSON CO. CHANCERY CT.
2013 JUL 16 AM 9:29
FILED

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon motion of Plaintiff to confirm the Amended 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) **CHAN, KEVIN B. & UNG, SATYA** 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), **DAVID L. LILES**, 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.

Russell P

CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
WM. MICHAEL SAFLEY #6690, DEPUTY DIRECTOR OF LAW

Catherine J. Dundon

J. Brooks Fox, # 16096
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 18th day of July 2013
CRIS H. SCOTT, Clerk & Master
By: Jeff Duff 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 3rd day of July 2013.

CHAN, KEVIN B. & UNG, SATYA
3835 SAM BONEY DR
NASHVILLE, TN 37211

DAVID L. LILES
C/O LEAP SOLUTIONS LLC
213 W MAPLEWOOD LN STE 350
NASHVILLE TN 37207

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Catherine J. Dundon

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

VS. BILL NO. 91414

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 07206035300
(CHAN, KEVIN B. & UNG, SATYA)

FILED
2013 APR 15 PM 12:04
CLERK & MASTER
DAVIDSON CO CHANCERY CT
D.C.M.

AMENDED REPORT OF SALE

To the Chancellor:

An order was entered in this case on SEPTEMBER 6, 2011, on page 489 of Taxe Minute Book 125 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1207 KELLER AVE
0.16 Acres
Map and Parcel Number 07206035300
Deed Book , Page 20040820 0100816

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 $982.44 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 DAVID L. LILES for $17,000.00. The purchaser(s) complied by paying $17,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 17,000
D. L. Liles **Affiant**
Subscribed and sworn before me this the
18 **Day of** February, 2014.
Frank Weiss, **Deputy Register**

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

David L. Liles
c/o LEAP Solution, LLC
213 W. Maplewood Ln Suite 350
Nashville TN 37207

owner
+
tax bills