MB 134 Page 75

**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 **2011** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

**POE, CUPID R.**

**Bill No: 40410**
**Map & Parcel No: 05010001800**

RECEIVED
JAN - 8 2014
Dav. Co. Chancery Court

NF
**REAL PROPERTY**

Tax Civil Action
No. **13-299-II**

BILL GARRETT, Davidson County
Trans:T20140018127 ROS
Recvd: 03/18/14 12:57 4 pgs
Fees:23.00 Taxes:74.00
20140318-0022359

FILED
2014 JAN -9 AM 10:12
DAVIDSON CO. CHANCERY CT.

**FINAL DECREE CONFIRMING SALE**

This cause came to be heard on January 3, 2014 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) **POE, CUPID R.**, 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), **MCCULLOUGH FAMILY PROPERTIES, LLC,** 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 **2012** 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.

Carol L McCoy
CHANCELLOR

Approved for Entry:
THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
SAUL SOLOMON, # 11689, DIRECTOR OF LAW

Jason P. Bobo, #29756
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 10th day of January 20 14
[illegible] SCOTT, Clerk & Master
By [illegible] Staff 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 6th day of January, 2014.

POE, CUPID R.
3237 MASONWOOD DR
NASHVILLE, TN 37207

MCCULLOUGH FAMILY PROPERTIES, LLC
905 TRAVELERS COURT
NASHVILLE, TN 37220

**METRO MAIL**
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 20,000 **, Affiant**
**Subscribed and sworn before me this the**
10 **Day of** March **, 20**14 **.**
**, Deputy Register**

METROPOLITAN GOVERNMENT ETC. FILE NO. 13-299-II

VS. BILL NO. 40410

DELINQUENT TAXPAYERS ETC. (CUPID R POE) MAP & PARCEL No: 05010001800

FILED
2013 DEC -2 PM 3:02
DAVIDSON CO. CLERK & MASTER CHANCERY CT.
B.C. & M.

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on OCTOBER 2, 2013 on page 455 of Tax Minute Book 133 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3237 MASONWOOD DR
NASHVILLE, TN 37207
0.27 Acres
Map and Parcel Number 05010001800
Deed Book , Page 00005125 0000481

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 2012, 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 $1728.51 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, NOVEMBER 20, 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 MCCULLOUGH FAMILY PROPERTIES LLC for $20,000.00. The purchaser(s) complied by paying $20,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By Claire Porter
Deputy Clerk and Master

New Order & Tax Bills

MCCULLOUGH FAMILY PROPERTIES LLC
905 TRAVELERS CT
NASHVILLE, TN 37220

*IN THE CHANCERY COURT, PART II, DAVIDSON COUNTY, TENNESSEE*

FILED

2013 DEC -9 PM 1:36

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. 13-299-II*

*Control No. 40410*

*Map & Parcel No. 05010001800*

*vs.*

*DELINQUENT TAXPAYERS AS SHOWN ON THE 2011 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*CUPID R. POE*

*DEFENDANTS*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 133, Page 455 on October 2, 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, November 20, 2013.*

| | |
|---|---|
| *2011* | *$1911.45* |
| *2012* | *$1683.30* |
| *2013* | *$1280.29* |
| | *$4875.04* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, November 20, 2013.*

*$1020.59*

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

*By* Jeff Stafford
*Deputy Clerk and Master*

12/9/13