IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
JUL 24 2014
MB 139 Page 374 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

NEGRIN, ELIDTO MENESES & CRUZ, MAYRA E

Bill No: 18554
Map & Parcel No: 04313010400

Davidson County ROS
Recvd: 09/11/14 14:22 5 pgs
Fees:28.00 Taxes:4.23
20140911-0083478

REAL PROPERTY

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

FILED
2014 JUL 30 AM 9:45
CLERK & MASTER
DC'D

DECREE FOR REDEMPTION

It appearing to this Honorable Court that **NEGRIN, ELIDTO MENESES & CRUZ, MAYRA ENRIQUEZ DE LA**, by and through **CHRISTIANA TRUST**, has exercised the right of redemption in accordance with Tenn. Code Ann. § 67-5-2701 and paid into the Court the amount required in order to redeem the property described as:

0 MAPLE ST MADISON 37115
Map & Parcel No: 04313010400

It is, therefore, ORDERED:

1. That all the right, title and interest of the purchaser(s), **METROPOLITAN GOVERNMENT** and said parcel of land be divested out of **METROPOLITAN GOVERNMENT** and be vested into **NEGRIN, ELIDTO MENESES & CRUZ, MAYRA ENRIQUEZ DE LA.**

2. That, upon request, the Clerk and Master will provide a certified copy of this decree for recording with the Register of Deeds.

3. The costs of the certified decree will be paid by Defendant and upon application, a writ of possession will issue to put the Defendant in possession of said parcel of land at Defendant's cost.

4. That the Clerk and Master is ordered to issue payment from redemption funds collected as follows:

A. To the Metropolitan Department of Law for cost reimbursement- $976.19;

THE AMOUNT PAID TO REDEEM
THIS PROPERTY IS $ 1193.25
Carol Parker
DEPUTY CLERK & MASTER

B. To the Metropolitan Trustee for 2009, & 2010 taxes, penalty and interest- $127.90, to be applied as follows: 2009- $72.97; 2010- $54.93

C. To the Metropolitan Trustee for the Claim submitted for 2011, 2012 and 2013 taxes and interest, to be applied as follows: 2011- $47.82; 2012- $50.51; 2013- $29.43; and

D. To the Metropolitan Department of Finance (Public Property) for interest due to purchaser- $154.07.

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 Attorney
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
(615) 862-6343
Attorneys for Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing *Decree for Redemption* were forwarded by U.S. Mail to the following this 23rd day of July, 2014.

NEGRIN, ELIDTO MENESES &
CRUZ, MAYRA ENRIQUEZ DE LA
315 MAPLE ST
MADISON, TN 37115

CHRISTIANA TRUST by OCWEN LOAN SERVICING
C/o JASON MANGRUM
5217 MARYLAND WAY, STE 404
BRENTWOOD, TN 37027

I hereby certify that this is a true copy of original instrument filed in my office.
This 24th day of July, 2014
CRISTI STRATTON, Clerk
By: [illegible] D.C.

METRO MAIL
Metro Tax Assessor
Metropolitan Trustee
Finance – Public Property Administration

Jason P. Bobo

CHANCERY COURT
DAVIDSON COUNTY
OFFICE OF CLERK AND MASTER
NASHVILLE, TENNESSEE

2014 JUN 10 AM 8:44
METRO DEPT. OF LAW

METROPOLITAN GOVERNMENT, ETC

12-368-I VS. 04313010400 18554

DELINQUENT TAXPAYERS ETC.
(Elidito M. Negrin, et al)

TO: Metropolitan Government
Suite 108 1 Public Square
Nashville TN 37201

AMENDED NOTICE OF REDEMPTION PROCESS

YOU ARE HEREBY NOTIFIED THAT ON 06/03/2014, FUNDS WERE TENDERED TO REDEEM THE PROPERTY SOLD IN THIS CAUSE. You have 30 days from the date of the tender to file the attached claim requesting additional amounts to be paid to compensate you for any lawful charges or monies you have expended to preserve the value of the property. If you protest the redemption on other grounds, you must explain your objection in papers filed with the Clerk and Master pursuant to the Tennessee Rules of Civil Procedure.

CRISTI SCOTT, CLERK & MASTER

BY Regina Nelson
Deputy Clerk and Master

DATE 6-16-14

Payer of Funds to Redeem:
Christiana Trust by its Servicer Ocwen Loan Servicing
c/o Jason Mangrum
5217 Maryland Way Suite 404
Brentwood TN 37027

Purchase Price:	$1,104.09
Date Sold:	01/23/13
Redemption Date:	06/03/2014
Redemption Amount Paid:	$1,258.16
Interest to Date:	$154.07

2014 JUN 16 AM 9:37
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1,143.25 .

Affiant

Subscribed and sworn before me, this 11th day of September, 2014.

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary

My Commission expires September 18, 2017.

New Owner
Tax Bills to be sent to:

Negrin, Elidto Meneses &
Cruz, Mayra Enriquez de la
315 Maple St
Madison, TN 37115

Certificate of Authenticity

I, Jason S. Mangrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Debora L. Wynn, a notary public for this county and state, Jason S. Mangrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: My Commission Expires Jan. 06, 2015

Notary's Seal (If on paper)

