MB 134 Page 159

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JAN - 6 2013
Dav. Co. Chancery Court

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 OI NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

ESTATE & HEIRS OF PRATHER, JONAS JR ETUX

Bill No: 70475
Map & Parcel No: 08115001800

NF

REAL PROPERTY

Tax Civil Action
No 13-299-II

BILL GARRETT, Davidson County
Trans:T20150012572 ROS
Recvd: 02/20/15 12:05 4 pgs
Fees:23.00 Taxes:35.15
20150220-0014812

FILED
2014 JAN -9 AM 9:51

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) **ESTATE & HEIRS OF PRATHER, JONAS JR ETUX,** 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), **JUAN REINA**, 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 2014
KRISTY 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 6th day of January, 2014.

ESTATE & HEIRS OF PRATHER, JONAS JR ETUX	1516 23RD AV N	NASHVILLE	TN	37208
PRATHER, ADAM J	1514 23RD AVE N	NASHVILLE	TN	37208
PRATHER, MICHELLE L	2339 HERMAN STREET	NASHVILLE	TN	37208
PRATHER, MICHAEL E	1516 23RD AVE N	NASHVILLE	TN	37208
JUAN REINA	820 BISHOPSGATE	ANTIOCH	TN	37013

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

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

VS. BILL NO. 70475

DELINQUENT TAXPAYERS ETC. (JONAS PRATHER JR ETUX) MAP & PARCEL No: 08115001800

REPORT OF SALE

To the Chancellor:

2013 NOV 26 PM 3:00
DAVIDSON COUNTY CHANCERY COURT
D.C. & M.

An order was entered in this case on OCTOBER 2, 2013 on page 335 of Tax Minute Book 133 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1516 23RD AVE
0.17 Acres
Map and Parcel Number 08115001800
Deed Book , Page 00002541 0000025

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 $1731.41 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 JUAN REINA for $9,500.00. The purchaser(s) complied by paying $9,500.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 9,500.00
, Affiant
Subscribed and sworn before me this the
20 Day of February, 2015
L. Chandler, Deputy Register

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master
By Clair Ponter
Deputy Clerk and Master

JUAN REINA (New Owner + Tax Bills)
820 BISHOPSGATE RD
ANTIOCH, TN 37013

FILED

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

2013 DEC -9 PM 2:56

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

vs.

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

JONAS PRATHER JR., ETUX

DEFENDANTS

File No. 13-299-II

Control No. 70475

Map & Parcel No. 08115001800

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 133, Page 333 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	*$1941.83*
2012	*$1686.12*
2013	*$1091.08*
	$4719.03

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

$1020.79

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

12/9/13