ME 137 Page 207

**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 **2012** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

**ALLIANCE REALTY CAPTIAL, LLC**

**Bill No:** 236233
**Map & Parcel No: 14814023200**

**REAL PROPERTY**

Tax Civil Action
No. **14-305-III**

RECEIVED
FEB - 3 2015
Davidson Co. Chancery Court

BILL GARRETT, Davidson County
Trans:T20150013770 ROS
Recvd: 02/25/15 12:33 4 pgs
Fees:23.00 Taxes:74.00
20150225-0016192

D.C.&M.

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

FILED
2015 FEB -9 PM 3:06

## AMENDED FINAL DECREE CONFIRMING SALE

This cause came to be heard on January 30, 2015 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) **ALLIANCE REALTY CAPTIAL, LLC,** 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), **KHALID KAMAL**, 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 **2013** 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
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 February 2015
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 3RD day of February, 2015.

ALLIANCE, REALTY CAPTIAL, LLC
8180 E KAISER BLVD
ANAHEIM HILLS, CA 92808

new owner tax bills
1125
KHALID KAMAL
~~1128~~ BANBURY LN
BRENTWOOD, TN 37027

**METRO MAIL**
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

FILED
2015 FEB -9 PM 3:06
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(ALLIANCE REALTY CAPITAL LLC)

File No. 14-306 III

Bill No. 236233

Map & Parcel No. 14814023200

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 15, 2014, on page 291 of Tax Minute Book 136 directing the Clerk and Master to sell the following described property:

2014 NOV 26 PM 4:28
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

Land in Davidson County, Tennessee

404 GILLESPIE CT ANTIOCH 37013
0.13 Acres
Map and Parcel Number 14814023200
Deed Book & Page/Instrument No 20140326 0024761

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 2013, 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 $1541.86 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 on the ground floor of the Metro Historic Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, November 19, 2014, 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 KHALID KAMAL for $20,000.00. The purchaser(s) complied by paying $20,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

1126 Banbury Lane, Brentwood TN 37027

**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**
25 **Day of** Feb., 20 15
_____, **Deputy Register**

FILED
2015 FEB -9 PM 3:06
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

FILED
2014 DEC -8 PM 2:12
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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

*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 CONSOLIDATED 2012 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*ALLIANCE REALTY CAPITAL, LLC*

*DEFENDANTS*

*File No. 14-305-III*

*Control No. 236233*

*Map & Parcel No. 14814023200*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 136 Page 291 on September 15, 2014, 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 19, 2014.*

| | |
|---|---|
| *2012* | *$1701.11* |
| *2013* | *$932.88* |
| *2014* | *$513.70* |
| | *$3147.69* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, November 19, 2014.*

*$968.36*

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

*By* _____
*Deputy Clerk and Master*

12/8/14