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DEC - 5 2014
Clerk & Master 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 2010 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

PUGH, JOHN MICHAEL

Bill No: 192240
Map & Parcel No: 14815001500

REAL PROPERTY

Tax Civil Action
No. 12-368-I

2014 DEC -9 PM 3:43

BILL GARRETT, Davidson County
Trans:T20150023529 ORDER
Recvd: 03/31/15 12:49 4 pgs
Fees:22.00 Taxes:0.00
20150331-0027764

ORDER GRANTING MOTION FOR WRIT OF POSSESSION AND QUIETING TITLE TO TAX SALE PROPERTY, AND DENYING REQUEST FOR PAYMENT OF SUBSEQUENT TAXES FROM OVERAGE MONEY

This matter came before the Court on November 21, 2014 on the motion of the tax sale purchaser, G CO INVESTMENTS, LLC ("GC"), for a writ of possession as to the tax sale property identified in the caption above, pursuant to Tenn. Code Ann. § 67-5-2503, to order title quieted to said property, pursuant to Tenn. Code Ann. § 67-5-2504, and to order subsequent taxes paid from the overage funds. GC appeared by counsel, and no other parties appeared, despite being properly served with notice.

Having considered the Court's record, the motion, and the representations and arguments made this day, the Court finds that:

1. The Court entered a Final Decree Confirming Sale on August 23, 2013, confirming the legality and sufficiency of the delinquent tax proceedings, and divesting

all right, title and interest out of the delinquent taxpayers and all other interested parties, and vesting title in GC, subject only to the statutory right of redemption, as to the real property identified by the Assessor's map and parcel designation in the caption above, and further described as follows:

Land in Davidson County, Tennessee
4025 Apache Trail
Antioch, TN 37013
0.1 Acres
Map and Parcel Number 14815001500
Deed Book, Page 00007591 0000779

2. The statutory redemption period for all parties with prior interests in the property expired on August 23, 2014. On that date, "perfect title" to the property vested in GC by operation of law, pursuant to Tenn. Code Ann. § 67-5-2504(b).

3. The delinquent taxpayers remain in possession of the property, despite no longer having any lawful claim thereto. This Court is vested with the authority to order a Writ of Possession, pursuant to Tenn. Code Ann. § 67-5-2503.

4. The 2013 taxes on the property were not "due and payable" at the date of sale, and pursuant to the language of the Final Decree Confirming Sale, are GC's responsibility. Therefore, the Court finds that the 2013 taxes cannot be paid out of the tax sale overage money.

Therefore, it is ORDERED, ADJUDGED AND DECREED that:

The tax sale purchaser, G Co. Investments LLC, has advised the Court, through its lawyer, that the property & the possession is vacant. SB

1. GC is entitled to possession of the subject property, and accordingly, the Clerk and Master shall issue a Writ of Possession thereto after a period of ten (10) days after entry of this Order;

2. GC has perfect title to the subject property, and all other claims against the subject property have been quieted by operation of law; and

3. GC's additional request for payment of subsequent taxes out of the remaining overage funds is denied.

All other matters are reserved.

Enter:_____

CHANCELLOR

Approved for entry:

S. Madison Roberts, IV (#250652)
Yost Robertson Nowak, PLLC
133 Holiday Court, Suite 208
P.O. Box 681346
Franklin, TN 37068-1346
(615) 790-9678
(615) 790-1617 (Fax)
mroberts@yosrob.com
Attorney for G. Co. Investments, LLC

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 30th DAY OF March 2015
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

Certificate of Service

I hereby certify that I mailed a true and accurate copy of the foregoing Order, upon its submission for the Court's consideration, by first class mail, postage prepaid, on the 3rd day of December, 2014:

Metropolitan Department of Law
Attn: Jason Bobo
P.O. Box 196300
Nashville, TN 37219

John Michael Pugh
4701 Arapaho Bend
Antioch, TN 37013

John Michael Pugh
P.O. Box 1778
Antioch, TN 37013

S. Madison Roberts, IV, #25062

MAILED 12/9/14