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MAR 13 2015
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,
Plaintiff,

v. **Docket No. 14-1452-IV**

OWNERS OF PROPERTY WITH DELINQUENT DEMOLITION LIENS FILED WITH THE REGISTER OF DEEDS' OFFICE IN DAVIDSON COUNTY, TENNESSEE AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT A,
Defendants.

BILL GARRETT, Davidson County
Trans:T20150039912 ROS
Recvd: 05/22/15 09:27 4 pgs
Fees:23.00 Taxes:34.04
20150522-0047306

FILED
2015 MAR 23 AM 10:48
CLERK & MASTER
DAVIDSON CO CHANCERY CT
D.C. &M

LOCATION OF THE PROPERTY
109 Highland Trace Cove

MAP & PARCEL
05912002700

TO THE DEFENDANT – Donald P. Peery
2409 Kimberly Drive
Nashville, TN 37214

FINAL DECREE CONFIRMING SALE

This cause came to be heard on March 13, 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) **DONALD P. PEERY,** 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 A. 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 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 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 demolition liens, penalty, interest, statutory attorney fees, and costs due and payable to the Metropolitan Government on the date of the sale.

3. Any full year's taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale.

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 any unpaid taxes assessed against the property.

All other matters are reserved.

The Report of Sale of the Clerk and Master follows and is incorporated herein.

Russell T. Perry
CHANCELLOR

Approved for Entry:

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

Catherine J. Dundon

Lora Barkenbus Fox, #17243
Catherine J. Dundon, #28005
Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, Tennessee 37219-6300
(615) 862-6341
Attorneys for Plaintiff

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT, FILED IN MY OFFICE
THIS 23rd DAY OF March 2015
KRISTI SCOTT, CLERK & MASTER
BY Russell Cowley
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 13th day of March, 2015.

DONALD P. PEERY
2409 KIMBERLY DRIVE
NASHVILLE, TN 37214

JUAN A. REINA (New Owner/Tax Bills)
820 BISHOPSGATE ROAD
ANTIOCH, TN 37013

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Catherine J. Dundon

METROPOLITAN GOVERNMENT ETC. File No. 14-1452-IV

vs.

OWNERS OF PROPERTY WITH DELINQUENT DEMO LIENS (DONALD P PEERY)

Map & Parcel No. 05912002700

FILED
ON 1-27-15
DC&M
DAVIDSON CO. CHANCERY CT.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on December 11, 2014 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

109 HIGHLAND TRACE COVE NASHVILLE 37207
.27 Acres
Map and Parcel Number 05912002700
Deed Book & Page/Instrument No 20120524 45146

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 in most cases, 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 $6196.00 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 January 21, 2015, 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 A REINA for $9198.94. The purchaser(s) complied by paying $9198.94.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

820 Bishopsgate Road
Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is
$ 9,198.94
JUAN A. REINA, Affiant
Subscribed and sworn before me this the
22nd Day of May, 2015
L. Chandler, Deputy Register

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

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

PLAINTIFFS

File No. 14-1452-IV

vs.

OWNERS OF PROPERTY WITH DELINQUENT DEMOLITION LIENS FILED WITH THE REGISTER OF DEEDS OFFICE IN DAVIDSON COUNTY, TENNESSEE

(DONALD P PEERY)

Map & Parcel No. 05912002700

FILED
ON 1-27-15
DC&M
DAVIDSON CO. CHANCERY CT.

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered on December 11, 2014, I find as follows:

1. *The total amount of the demolition lien, interest, penalty, statutory attorney's fee, clerk's filing fee and initial certified mail fee and taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale, January 21, 2015.*

Demo Lien-BPI Payable to Codes	*$ 6846.58*
Demo Lien-Atty Fees & Expenses Payable to Legal	*$ 1298.83*
Register of Deeds-Release of Lien	*$ 12.00*
	$ 8157.41

INSUFFICIENT FUNDS TO PAY OUTSTANDING REAL PROPERTY TAXES

2. *Court costs due and payable to the Clerk and Master on the date of sale, January 21, 2015.*

$ 409.93

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

*By*_____
Deputy Clerk and Master