MB 138 Page 192

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

BILLIE W RICKLES FAMILY TRUST

Bill No: 43466
Map & Parcel No: 10504027300

JUL 20 2015
Div. Co. Chancery Court

REAL PROPERTY

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

FILED
2015 JUL 28 PM 2:48
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

FINAL DECREE CONFIRMING SALE

This cause came to be heard on July 17, 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) **BILLIE W RICKLES FAMILY TRUST,** 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), **ROBERT A SMITH**, 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.

BILL GARRETT, Davidson County
Trans:T20150063533 ROS
Recvd: 08/03/15 11:12 4 pgs
Fees:23.00 Taxes:14.80
20150803-0076327

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.

Ellen Hobbs Lyle

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

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 3rd DAY OF August 2015
CRISTI SCOTT, CLERK & MASTER
BY Regina Pelayo
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 20th day of July, 2015.

BILLIE W RICKLES FAMILY TRUST
C/O RANDY LYNN RICKLES, Successor Trustee
1021 WARREN ST
NASHVILLE, TN 37208

BILLIE W RICKLES ESTATE
C/O KAREN CAMPBELL, Administrator Ad Litem
307 HICKERSON DRIVE
MURFREESBORO, TN 37129

LINSEY E RICKLES, Trust Beneficiary
218 MADISON CREEK RD
GOODLETTSVILLE, TN 37072

BILLIE W RICKLES, II, Trust Beneficiary
304 BOWLING ALLEY ROAD
MANCHESTER, TN 37355

ROBERT A SMITH
4151 Brick Church Pike
Nashville, TN 37189

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

Jason P. Bobo

FILED
2015 JUL 28 PM 2:48
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

METROPOLITAN GOVERNMENT ETC. FILE NO. 14-305-III

VS. BILL NO. 43466

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 10504027300
(BILLIE W. RICKLES FAMILY TRUST)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on NOVEMBER 14, 2014, on page 682 of Tax Minute Book 136 directing the Clerk and Master to sell the following described property:

2015 JUN 22 AM 10:47
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

Land in Davidson County, Tennessee

1232 LEWIS ST NASHVILLE 37210
0.12 Acres
Map and Parcel Number 10504027300
Deed Book , Page 20091230 0118214

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 $1199.89 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, JUNE 17, 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 ROBERT A SMITH for $4,000.00. The purchaser(s) complied by paying $4000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Send tax Bills

Robert A Smith
4151 Brick Church Pike
Nashville TN 37189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 4000
Robert Smith **Affiant**
Subscribed and sworn before me this the
_____Day of _____, 20___ .
_____, Deputy Register

FILED

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

2015 JUN 29 PM 4:15

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

File No. 14-305-III

vs.

Control No. 43466

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2012 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Map & Parcel No. 10504022300

BILLIE W. RICKLES FAMILY TRUST

DEFENDANTS

2015 JUL 28 PM 2:48

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

D.C.&M.

FILED

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 136 Page 682 on November 14, 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, June 17, 2015.*

2011	*$193.73*
2012	*$218.21*
2013	*$172.68*
2014	*$103.40*
	$688.02

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 17, 2015.*

$968.37

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By: _____
Deputy Clerk and Master

6/29/15