MB 139 Page 517

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 **2013** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

REED, PHILIP O. & SHERRY

Bill No: 3951
Map & Parcel No: 01200016800

RECEIVED
DEC 4 2015
Dav. Co. Chancery Court

REAL PROPERTY

Tax Civil Action
No. **15-282-IV**

BILL GARRETT, Davidson County
Trans:T20160001680 ROS
Recvd: 01/07/16 16:03 4 pgs
Fees:23.00 Taxes:688.20
20160107-0001815

FILED
2015 DEC 10 AM 11:44
CLERK & MASTER
DAVIDSON CO. CHANCERY

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 5th DAY OF January 2015
MARIA M. SALAS, CLERK & MASTER
BY: _____ DEPUTY

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **December 4, 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) **PHILIP O. & SHERRY REED,** 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), **JOHN R. SHERROD**, 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.

Russell T. Perkins
CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
JON COOPER, #23571, 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

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 4th day of December, 2015.

PHILIP O. AND SHERRY REED
6476 LICKTON PIKE
GOODLETTSVILLE 37072

New Owner/ Tax Bills
JOHN R. SHERROD
510 S. MAIN
SPRINGFIELD, TN 37172

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo
Jason P. Bobo

METROPOLITAN GOVERNMENT ETC. FILE NO. 15-282-IV

VS. BILL NO. 3951

DELINQUENT TAXPAYERS ETC. (REED, PHILIP O. & SHERRY) MAP & PARCEL No: 01200016800

REPORT OF SALE

To the Chancellor:

An order was entered in this case on AUGUST 18, 2015, on page 582 of Tax Minute Book 138 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

6476 LICKTON PIKE GOODLETTSVILLE 37072
5.01 Acres
Map and Parcel Number 01200016800
Deed Book , Page 20020130 0012842

FILED
2015 OCT 29 AM 10:48
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

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 2014, 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 $4805.41 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, OCTOBER 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 JOHN R. SHERROD for $186,000.00. The purchaser(s) complied by paying $186,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

John R Sherrod
510 S Main
Springfield TN 37172

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for ~~this transfer~~ is
$ 186,000.00 **, Affiant**
Subscribed and sworn before me this the
7th **Day of** January **, 20** 16
L Chandler **, Deputy Register**

FILED

2015 NOV -3 AM 11:24

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

_____ D.C.M.

IN THE CHANCERY COURT, PART IV, 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 2013 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

PHILIP O. & SHERRY REED

DEFENDANTS

File No. 15-282-IV

Control No. 3951

Map & Parcel No.01200016800

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 138 Page 582 on August 18, 2015, 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, October 21, 2015.*

2013	*$5232.51*
2014	*$4140.01*
2015	*$3696.41*
	$13068.93

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

$5968.04

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master

10/30/15