MB 140 Page 53

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

STEVEN L RAGLAND

Bill No: 12738
Map & Parcel No: 03409004400

RECEIVED
MAR - 8 2016
Dav. Co. Chancery Court

REAL PROPERTY

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

CLERK & MASTER DAVIDSON CO CHANCERY CT. 2016 MAR 14 AM 8:39 FILED

BILL GARRETT, Davidson County
Trans:T20160051512 ROS
Recvd: 06/17/16 10:56 4 pgs
Fees:23.00 Taxes:244.20
20160617-0061619

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **February 26, 2016,** 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) **STEVEN L RAGLAND**, 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.

CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
JON COOPER, #23571, 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 15th DAY OF March 2016
MARIA M. SALAS, 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 8th day of March, 2016.

STEVEN L RAGLAND
302 W MONTICELLO AVE
GOODLETTSVILLE, TN 37072

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

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(STEVEN L RAGLAND)

File No. 15-282-IV

Bill No. 12738

Map & Parcel No. 03409004400

FILED
2016 JAN 22 PM 12:29
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C. & M.

FILED
2016 MAR 14 AM 8:39
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on November 30, 2015, on page 495 of Tax Minute Book 139 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

302 MONTICELLO W AVE GOODLETTSVILLE 37072
0.68 Acres
Map and Parcel Number 03409004400
Deed Book & Page/Instrument No 00010717 0000399

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 $1278.58 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, January 20, 2016 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 $66,000.00.

The purchaser(s) complied by paying $66,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 66,000.00
_____, Affiant
Subscribed and sworn before me this the
17th Day of June, 2016
L Chandler, Deputy Register

Respectfully Submitted,
MARIA M SALAS
Clerk and Master

By _____
Deputy Clerk and Master

John R Sherrod
510 S Main Springfield TN 37172

FILED

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

2016 FEB -2 AM 9:25

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

vs.

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2013 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STEVEN L. RAGLAND

DEFENDANTS

File No. 15-282-IV

Control No.12738

Map & Parcel No. 083090A4400

2016 MAR 14 AM 8:39

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 139 Page 495 on November 30, 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, January 20, 2016.*

2013	*$1423.37*
2014	*$1107.46*
2015	*$950.60*
	$3481.43

2. *Court costs due and payable to the Clerk and Master on the date of sale, January 20, 2016.*

$2588.76

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Jeff Gafford
Deputy Clerk and Master

2-9-16