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

Federal Housing Modification Services, LLC

Bill No: 68234
Map & Parcel No: 08107035000

REAL PROPERTY

Tax Civil Action
No. **12-368-I**

RECEIVED
FEB - 6 2015
Dav. Co. Chancery Court

FILED
2015 FEB 12 AM 10:19
DAVIDSON COUNTY CHANCERY CT.

BILL GARRETT, Davidson County
Trans:T20170010823 ROS
Recvd: 02/06/17 12:22 6 pgs
Fees:33.00 Taxes:26.89
20170206-0012317

FINAL DECREE CONFIRMING SALE

This cause came to be heard 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) **Federal Housing Modification Services, LLC** 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), **MICHAEL T STEVENSON**, 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 **2011** 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
SAUL SOLOMON, # 11689, DIRECTOR OF LAW

Jason P. Bobo

J. Brooks Fox, # 16096
Margaret O. Darby, #20701
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 27th DAY OF January 2017
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

NASHVILLE, TN

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 6th day of February, 2015.

Federal Housing Modification Services, LLC
11145 TAMPA AV # 24A
NORTHRIDGE, CA 91327

Michael T Stevenson
1015 W Kirkland Ave, Building 200
Nashville, TN 37216

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC. FILE NO. 12-368-I

VS. BILL NO. 68234

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 08107035000
(Federal Housing Modification Services)

2014 OCT -1 PM 2:28
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on NOVEMBER 8, 2012, on page 769 of Tax Minute Book 129 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1817 12TH AVE
0.13 Acres
Map and Parcel Number 08107035000
Deed Book , Page 20090825 0079981

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 2011, 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 $304.09 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, JANUARY 23, 2013, 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 MICHAEL T. STEVENSON for $7,266.49. The purchaser(s) complied by paying $7,266.49.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Michael T Stephenson
c/o 1015 W Kirkland Ave Building 200
Nashville TN 37216

FILED

2015 JAN 22 AM 9:30

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

D.C. & M.

IN THE CHANCERY COURT, PART I, 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 THE 2010 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

FEDERAL HOUSING MODIFICATION SERVICES

DEFENDANTS

File No. 12-368-I

Control No. 68234

Map & Parcel No. 08107035000

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 129, Page 769 on November 8, 2012, 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 23, 2013.*

2010	*$375.41*
Demolition Lien	*$5900.04*
2011	*PAID*
2012	*PAID*
	$6275.45

2. *Court costs due and payable to the Clerk and Master on the date of sale, January 23, 2013.*

$991.04

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By: _____
Deputy Clerk and Master



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,266.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS February 6, 2017

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.T. Stevenson Trustee	NEW OWNER	08107035000
(NAME) 4124 Franklin Road	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	