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,	)	111 752
Plaintiff,	)	**REAL PROPERTY**
v.	)	Tax Civil Action No. **16-318-I**
DELINQUENT TAXPAYERS AS SHOWN ON THE **2014** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE	)	
MCCLARON, RONALD M.	)	

BILL GARRETT, Davidson County
Trans:T20170015727 ROS
Recvd: 02/22/17 13:58 4 pgs
Fees:23.00 Taxes:873.20
20170222-0017899

CLERK & MASTER DAVIDSON CO CHANCERY CT

2017 FEB 16 AM 9:20

FILED

Bill No: 79885
Map & Parcel No: 064030B13100CO

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **February 3, 2017,** 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) **MCCLARON, RONALD M.**, 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), **DARYL R SPICER**, 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 **2014** 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

Lora B. Fox, # 17243
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 17th DAY OF February 2017
MARIA M. SALAS, CLERK & MASTER
BY DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been forwarded by U.S. Mail to the following, this 9th day of February, 2017.

RONALD M. MCCLARON
1416 SHANNON PL
OLD HICKORY, TN 37138

DARYL R. SPICER
2009 KIMBERLY DR
MT. JULIET, TN 37122

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(RONALD M MCCLARON)

File No. 16-318-I

Bill No. 79885

Map & Parcel No. 064030B13100CO

FILED
2016 DEC 15 PM 4:11
CLERK & MASTER
DAVIDSON COUNTY CHANCERY COURT
D.C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 11, 2016, on page 324 of Tax Minute Book 141 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1416 SHANNON PL
0.37 Acres
Map and Parcel Number 064030B13100CO
Deed Book & Page/Instrument No 00020011 0014047

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 2015, 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 $5910.09 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 on the ground floor of the Metro Historic Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, December 14, 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 DARYL R SPICER for $236,000.00. The purchaser(s) complied by paying $236,000.00.

Respectfully Submitted,
MARIA M SALAS
Clerk and Master

By _____
Deputy Clerk and Master

Owner & Tax Bills

Daryl R Spicer
2009 Kimberly Dr
Mt Juliet TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 236,000.00

_____, **Affiant**

Subscribed and sworn before me this the

22 **Day of** February, 2017.

_____, **Deputy Register**

FILED

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

2017 JAN 12 AM 8:45

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
JS
8:8 AM

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 2014 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

RONALD M. MCCLARON

DEFENDANTS

File No. 16-318-I

Control No. 79885

Map & Parcel No. 064030B13100CO

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 141 Page 324 on October 11, 2016, 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, December 14, 2016.*

2014	*$6220.04*
2015	*$4968.37*
2016	*$4320.33*
	$15508.74

2. *Court costs due and payable to the Clerk and Master on the date of sale, December 14, 2016.*

7431.59

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master

1-11-17