141 724

**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 **2014** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

**AGEE, LUCIUS E. & LUCY ALINE**

**Bill No:** 190644
**Map & Parcel No:** 09615009300

RECEIVED
FEB - 9 2017
Dav. Co. Chancery Court

**REAL PROPERTY**

Tax Civil Action No. **16-318-I**

CLERK & MASTER DAVIDSON CO CHANCERY CT
2017 FEB 16 AM 9:18
FILED

BILL GARRETT, Davidson County
Trans:T20170019581 ROS
Recvd: 03/07/17 12:36 4 pgs
Fees:23.00 Taxes:4.81
20170307-0022499

**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) **AGEE, LUCIUS E. & LUCY ALINE**, 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), **BENYAHMEN D SHELTON**, 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 7th 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.

New Owner & Tax bills

LUCIUS E. & LUCY ALINE AGEE
C/O PARTHENON PROP
2200 21ST AVE S # 220
NASHVILLE, TN 37212

BENYAHMEN D SHELTON
1116 LAWRENCE AVE
MADISON, TN 37115

**ELECTRONIC MAIL**
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(LUCIUS E & LUCY ALINE AGEE)

File No. 16-318-I

Bill No. 190644

Map & Parcel No. 09615009300

FILED
2016 DEC 16 PM 4:31
CLERK AND MASTER
DAVIDSON CO. CHANCERY CT.
DCM

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 11, 2016, on page 188 of Tax Minute Book 141 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 MCCRORY CREEK RD
1.23 ACRES
Map and Parcel Number 09615009300
Deed Book & Page/Instrument No 00000007 0000004

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 $278.22 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 BENYAHMEN D SHELTON for $1300.00. The purchaser(s) complied by paying $1300.00.

Respectfully Submitted,
MARIA M SALAS
Clerk and Master

By _____
Deputy Clerk and Master

Benyahmen D Shelton
1116 Lawrence Ave
Madison TN 37115

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 1300
_____, **Affiant**
**Subscribed and sworn before me this the**
**Day of** March, **20** 17.
_____ **Deputy Register**

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

FILED

2017 JAN 12 AM 8:46

CLERK & MASTER
DAVIDSON CO CHANCERY CT

*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*

*LUCIUS E. & LUCY ALINE AGEE*

*DEFENDANTS*

*File No. 16-318-I*

*Control No. 190644*

*Map & Parcel No. 09615009300*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 141 Page 188 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.*

| | |
|---|---|
| *2013* | *$70.26* |
| *2014* | *$67.14* |
| *2015* | *$20.25* |
| *2016* | *$17.65* |
| | *$175.30* |

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

*$400.09*

*Respectfully submitted,*
*MARIA M. SALAS*
*Clerk and Master*

*By* Jeff Stafford
*Deputy Clerk and Master*

1-9-17