141 720

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE**

RECEIVED
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Dav. Co. Chancery Court

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

**ANDERSON, DAVID C. JR., ET UX**

**Bill No:** 52829
**Map & Parcel No: 05312013600**

**REAL PROPERTY**

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

BILL GARRETT, Davidson County
Trans:T20170035635 ROS
Recvd: 04/27/17 12:43 4 pgs
Fees:23.00 Taxes:103.60
20170427-0041487

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

## 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) **ANDERSON, DAVID C. JR., ET UX**, 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), **FRANK B ROSADO**, 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 14th 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.

ANDERSON, DAVID C., JR. ET UX
203 1/2 30TH ST
OLD HICKORY, TN 37138

FRANK B ROSADO (New Owner/ Tax Bills)
517 BUCHANAN ST
NASHVILLE, TN 37208

**ELECTRONIC MAIL**
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(DAVID C ANDERSON JR ET UX

File No. 16-318-I

Bill No. 52829

Map & Parcel No. 05312013600

FILED
2016 DEC 16 PM 4:3
CLERK AND MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 11, 2016, on page 192 of Tax Minute Book 141 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

203 30TH ST
0.09 ACRES
Map and Parcel Number 05312013600
Deed Book & Page/Instrument No 00006669 0000434

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 $468.16 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 FRANK B ROSADO for $28,000.00. The purchaser(s) complied by paying $28,000.00.

Respectfully Submitted,
MARIA M SALAS
Clerk and Master
By _____
Deputy Clerk and Master

Frank B Rosado
517 Buchanan St
Nashville TN 37208

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 28,0
_____, **Affiant**
**Subscribed and sworn before me this the**
27th **Day of** April, 2017.
_____, **Deputy Register**

FILED

2017 JAN 12 AM 8:46

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

*DAVID C. ANDERSON JR. ET UX*

*DEFENDANTS*

*File No. 16-318-I*

*Control No. 52829*

*Map & Parcel No. 05312013600*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 141 Page 192 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* | *$302.21* |
| *2015* | *$169.25* |
| *2016* | *$147.15* |
| | *$618.61* |

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

*$1191.59*

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

*By* Jeff Stafford
*Deputy Clerk and Master*

1-9-17