IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

RECEIVED
APR 27 2017
Dav. Co. Chancery Court

WESTVIEW CONDOMINIUM ASSOCIATION, INC.

Plaintiff,

vs.

RONALD McCLARON,

Defendant.

No: 16-447-IV

BILL GARRETT, Davidson County
Trans:T20170048460 ROS
Recvd: 06/07/17 11:32 5 pgs
Fees:28.00 Taxes:111.63
20170607-0057002

FILED
2017 MAY -3 AM 8:35
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
DC&M

ORDER CONFIRMING SALE

This matter came before the Court on April 21, 2017, on Plaintiff's Motion for Order Confirming Sale and for Release of Sale Proceeds. After reviewing the whole record in the cause, including the Report of Sale, which report is attached hereto as Exhibit A, the Court ORDERS, ADJUDGES and DECREES as follows:

1. Said Report of Sale, being unexcepted to, is confirmed in its entirety;
2. Ronald McClaron is therefore divested out of the land described within Exhibit A, and purchaser, Larry Cox, Jr., is vested in said land in fee simple. On application, a writ of possession will be issued to put purchaser into the possession of said land;
3. The clerk is directed to disburse the proceeds of the sale in the amount of $30,170.00, less costs associated with the sale, to Plaintiff.
4. This is a final order and judgment under Rule 54 of the Tennessee Rules of Civil Procedure.

Court cost fixed against Plaintiff

IT IS SO ORDERED.

CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 6th DAY OF June, 2017
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

NASHVILLE, TENNESSEE

MAILED
5/3/18

APPROVED FOR ENTRY:

THE LAW OFFICE OF TIMOTHY H. NICHOLS, PLLC

Timothy H. Nichols #018156
1614 19th Avenue South
Nashville, TN 37212
(615) 383-3355
Attorney for the Plaintiff

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the foregoing document has been served via first class U.S. mail, postage prepaid, to the following on this 25th of April, 2017:

Ronald McClaron
4481 Sulpher Creek Road
Nashville, TN 37218

Larry Cox, Jr.
441 Beauchamp Circle
Franklin, TN 37067

Timothy H. Nichols

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
2017 MAR 23 PM 12: 14
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
D.C.&M.

WESTVIEW CONDOMINIUM ASSOCIATION, INC

VS. 16-447-IV

RONALD McCLARON

REPORT OF SALE

To the Chancellor:

An order was entered in this case on December 21, 2016, directing the Clerk and Master to sell the following described property:

The tract of land is described as 4481 Sulpher Creek Road, Nashville, TN 37218 and is further described as follows:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record , described according to a survey made by John Setters, as follows:

Beginning on the southerly margin of Tax Hyde Road at the corner of Lots Nos. 4 and 5; thence with the line between said two lots South 16 degrees west 1016 feet; thence north 11 ½ degrees west; thence north 82 ½ degrees west 215 feet; thence north 82 degrees west 297 feet; thence north 82 degrees west 283 feet; thence north 12 degrees west 297 feet; thence north 3 degrees west 330 feet; thence north 5 degrees west 100 feet; thence north 3 degrees west 475 feet to the southerly margin of said road; thence with said road south 69 ½ degrees east 312 feet; thence south 68 degrees east 474 feet; thence south 58 degrees east 554 feet to the beginning, containing 28.2 acres, more or less.

Including but excluding from the above property the following two tracts of land:
TRACT 1: beginning at the margin of the Old Tax Hyde Road now know as the New Sulphur Creek Road, and the northeast corner of the land conveyed to T.B.L. Raymer and wife, Opal Raymer, by deed from Jim Henderson and wife, of record in Book 1582, page 600, Register's office for said County, and being the southeast corner of the land formerly conveyed by Jim Henderson and wife, to Mrs. Susie Blunkall Henderson, of record in Book 1422, page 277, said Registers Office; thence in a westerly direction and with the said Susie Blunkall Henderson line, 322 feet to an iron pin on the side of the hill; thence in a southerly direction 276 feet to an elm tree and being the southwest corner of the Raymer land; thence in an easterly direction 295 feet to the margin of said New Sulphur Creek Road; thence in a northerly direction, and with the westerly margin of said New Sulphur Creek Road, 340 feet to the point of beginning.
TRACT 2: beginning at a stake in the southerly margin of the Tax Hyde Road opposite a ravine 800 feet from the northeast corner of a tract of land conveyed to Jim Henderson, et ux by Eugene R. Kemp, t ux, as of record in Book 1389, page 385, Register's Office for said County, and being a part of said tract; thence south 27 ½ degrees west 216 feet, following said ravine to a stake with elm pointers; thence north 67 ½ degrees west 420 feet to a stake on side of a hill; thence north 27 1/2 degrees east 216 feet to the southerly margin of said Tax Hyde Road; thence with same, in an easterly direction 420 feet to the beginning, containing 2 acres, more or less including but excluding therefrom a small lot reserved in previous transactions for rights to a spring that does not belong to this property being 4 poles square and on the south side of said Tax Hyde Road, the location will have to be determined by the property owners.

Being the same property conveyed to Archie T. Phillips, Jr. and wife, Mattie J. Phillips by deed from A. J. Davis and wife, Vadith Davis, executed 12/12/60 and filed for record 12/13/60 in Book 3163, page 563, Register's Office for Davidson County, Tennessee. The said Archie T. Phillips having since died.

INCLUDED in the above description but EXPRESSLY EXCLUDED therefrom is the following parcel of land:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record, described according to a survey made by E. Davis, Surveyor, as follows:

Beginning on the southerly margin of Sulphur Creek Road at north westerly corner of S. S. Duke's tract thence with said Duke's westerly line S 16 degrees W. 1016 feet, more or less, to a point; thence N 25 degrees 30' W. 297 feet; thence N 82 degrees 30' W. 215 feet; thence N 82 degrees W 50 feet to the S.E. corner of Archie Phillips tract; thence along easterly line of said Phillips tract N 16 degrees E. 967 feet, more or less, to the southerly margin of Sulphur Creek Road; thence along the southerly margin of said Sulphur Creek Road S 58 degrees East 426 feet to the point of beginning.

Being the same property conveyed from Mattie J. Phillips to Ronald M. McClaron by Warranty Deed of record as Instrument Number 20050804-0091910, Registers Office, Davidson County, Tennessee.

Ex. A

I respectfully report that I advertised for the required time in the TENNESSEAN, a newspaper published in Nashville, stating that at the south door of the Davidson County Metro Courthouse, in Nashville, at 12:00 o'clock noon, on WEDNESDAY, MARCH 22, 2016, I would sell at public auction the described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to LARRY COX, JR, for $30,170.00. On MARCH 23, 2016, the purchaser(s) complied by paying $30,170.00.

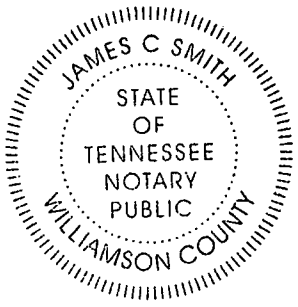
Respectfully Submitted,
MARIA M. SALAS
Clerk and Master
By _____
Deputy Clerk & Master

cc: Timothy H Nichols
The Law Office of
Timothy H Nichols, PLLC
1614 19th Ave South
Nashville TN 37212

Ronald McClaron
4481 Sulpher Creek Road
Nashville TN 37218

Larry Cox, Jr
441 Beauchamp Circle
Franklin Tn 37067

File No.



STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$30,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Cox	Same	057 00 0 050.00
(NAME) 441 Beauchamp Circle	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	