MB 142 Page 478

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 **2013** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

HOLT, MICHAEL L. & SANDRA
Bill No: 50091
Map & Parcel No: 06915003800

RECEIVED
JUN 21 2017
Dav. Co. Chancery Court

REAL PROPERTY

Tax Civil Action
No. **15-282-IV**

BILL GARRETT, Davidson County
Trans:T20170058266 ROS
Recvd: 07/07/17 15:53 5 pgs
Fees:28.00 Taxes:13.38
20170707-0068656

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

FILED
2017 JUN 27 AM 8:16

DECREE FOR REDEMPTION

It appearing to this Honorable Court that **MICHAEL L. & SANDRA HOLT, by and through N.G.H. CREDIT UNION**, have exercised the right of redemption in accordance with Tenn. Code Ann. § 67-5-2701 and paid into the Court the amount required in order to redeem the property described as:

1618 EMERALD DR NASHVILLE 37218
Map & Parcel No: 06915003800

1. That all the right, title and interest of the purchaser(s), **ROGER L. POULIN (name correction as per attached AMENDED REPORT OF SALE),** and said parcel of land be divested out of **ROGER L. POULIN** and be vested into **MICHAEL L. & SANDRA HOLT.**

2. That, upon request, the Clerk and Master will provide a certified copy of this decree for recording with the Register of Deeds.

The costs of the certified decree will be paid by Defendant and upon application; a writ of possession will issue to put the Defendant in possession of said parcel of land at Defendant's cost.

3. That the purchaser(s) be refunded the purchase amount, interest as called for by law, and all other lawful charges.

THE AMOUNT PAID TO REDEEM
THIS PROPERTY IS $ 36016.24

DEPUTY CLERK & MASTER

CHANCELLOR

{N0144484.1}

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
JON COOPER, # 23571, DIRECTOR OF LAW

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 28th DAY OF June 2017
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing were forwarded by U.S. Mail to the following this 21st day of June, 2017.

Michael L. & Sandra Holt
1616 Emerald Dr
Nashville, TN 37218

New Owner/
Tax Bills

Roger L. Poulin
5032 Walden Woods Dr
Hermitage, TN 37076

N.G.H. Credit Union
c/o Jaime L. DeRensis, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce St. Suite 800
Nashville, TN 37201

ELECTRONIC MAIL
Metropolitan Assessor
Metropolitan Trustee

JASON P. BOBO

CHANCERY COURT
DAVIDSON COUNTY
OFFICE OF CLERK AND MASTER
NASHVILLE, TENNESSEE

METROPOLITAN GOVERNMENT, ETC

TO: Roger L. Paulin
5032 Walden Woods Dr
Hermitage TN 37076

15-282-IV VS. 06915003800 50091

DELINQUENT TAXPAYERS ETC.
(Michael L. & Sandra Holt)) 1618 Emerald Dr

METRO DEPT. OF LAW
2017 JUN 15 AM 8:30
METRO GOVT OF NASHVILLE & DAVIDSON CO

NOTICE OF REDEMPTION PROCESS

YOU ARE HEREBY NOTIFIED THAT ON 03/13/2017, FUNDS WERE TENDERED TO REDEEM THE PROPERTY SOLD IN THIS CAUSE. PER TENNESSEE CODE ANNOTED 67-5-2701 ET SEQ, you have 30 days from the date of this notice to file the attached RESPONSE TO REDEMPTION FOR ADDITIONAL FUNDS requesting additional amounts to be paid to compensate you for any lawful charges or monies you have expended to preserve the value of the property. If you contest the redemption on other grounds, you must file your objection with the Clerk and Master pursuant to the Tennessee Rules of Civil Procedure.

MARIA SALAS, CLERK & MASTER

BY _____
Deputy Clerk and Master

DATE 3-13-17

Payer of Funds to Redeem:
N.G.H. Credit Union
c/o Attorney Jaime L. DeRensis,
Baker Donelson Bearman, Caldwell & Berkowitz, P.C.
211 Commerce St. Suite 800
Nashville TN 37201

Purchase Price:	$13,000.00
Date Purchase Paid:	January 20, 2016
Redemption Date:	March 13, 2017
Redemption Amount Paid:	$3,616.24
Interest to Date:	$1,793.32

2017 MAR 13 PM 12:44
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

METROPOLITAN GOVERNMENT ETC. FILE NO. 15-282-IV

VS. BILL NO. 50091

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 06915003800
(HOLT, MICHAEL L. & SANDRA)

FILED
2017 JUN -2 AM 10: 24
DAVIDSON COUNTY CHANCERY CT.

AMENDED REPORT OF SALE

To the Chancellor:

An order was entered in this case on NOVEMBER 30, 2015, on page 453 of Tax Minute Book 139 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1618 EMERALD DR NASHVILLE 37218
1.74 Acres
Map and Parcel Number 06915003800
Deed Book , Page 00010606 0000678

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 2014, 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 $276.33 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 20, 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 ROGER L. POULIN for $13,000.00. The purchaser(s) complied by paying $13,000.00.

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

Roger L Poulin
5032 Walden Woods Dr
Hermitage TN 37076

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $3,616.24.

Affiant

Subscribed and sworn before me, this 7th day of July, 2017.

Notary

LEA KROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 19, 2019