MB 142 Page 13

FAX RECEIVED ORDER
DATE MAR 28 2017 TIME
DAVIDSON COUNTY CHANCERY COURT

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 2012 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

ESTATE & HEIRS OF SHAW, OSA LEWIS

Bill No: 147900
Map & Parcel No: 09503005600

REAL PROPERTY

Tax Civil Action
No. **14-305-III**

FILED
2017 MAR 31 AM 10:52
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

ORDER QUIETING TITLE TO TAX SALE PROPERTY

This matter came before the Court on the motion of the tax sale purchaser, G CO. INVESTMENTS, LLC ("GC"), for entry of an order quieting title to the subject property. Defendants, having appeared generally, are subject to the Court's jurisdiction, and were properly served with a copy of the motion, but did not file a timely response thereto. Having considered GC's motion and the record, the Court finds that pursuant to T.C.A. § 67-5-2504(b), as well as Local Rule 26.04(d), GC is entitled to entry of an order quieting title to the property identified in the caption above, and further described as:

Land in Davidson County, Tennessee
2308 SWEETWOOD RD NASHVILLE 37214
0.36 Acres
Map and Parcel Number 09503005600
Deed Book, Page/Instrument Number 20020625 0075994

BILL GARRETT, Davidson County
Trans:T20170074243 ORDER
Recvd: 08/25/17 10:08 4 pgs
Fees:22.00 Taxes:0.00
20170825-0087475

(the "Subject Property")

Accordingly, the Court **DECLARES** and **ORDERS** that:

A. The Subject Property was liable to sale for taxes.

B. The taxes for which the Subject Property was sold were unpaid, due and owing as of the time of sale.

C. No other legal or equitable basis exists upon which to set the tax sale aside.

D. Metro's lien for delinquent taxes was the "first lien" on the Subject Property, with priority over any other interests in the Subject Property at the time of the tax sale.

E. The enforcement of Metro's first lien for taxes extinguished all other interests in the Subject Property as of the time of the tax sale.

F. The Clerk and Master conveyed the Subject Property to Plaintiff, resulting in an assurance of perfect title, subject only to the statutory right of redemption.

G. All rights of redemption have expired, and therefore, have been extinguished as to the Subject Property.

H. Any other claims, liens, or other interests in the Subject Property as of the time of the sale, including those of all defendants named herein, are invalid and of no force and effect as to the Subject Property.

J. The apparent continuing existence of any such claims, liens, or other interests on the public record wrongfully clouds Plaintiff's title to the Subject Property.

K. Plaintiff has "perfect title" to the Subject Property, and therefore, any and all claims, liens, or other interests in the Subject Property as of the time of the sale, including those of all defendants named herein, are quieted.

L. Any unpaid costs are taxed to the Plaintiff, for which execution may issue.

M. This Order constitutes the "Final Order" pertaining to the Subject Property in this action.

IT IS SO ORDERED.

Enter: _____ Ellen Hobbs Lyle
CHANCELLOR

Approved for entry:

S. Madison Roberts, IV, #25062
STITES & HARBISON, PLLC
604 West Main Street
Franklin, TN 37064
Telephone: (615) 782-2315
Facsimile: (615) 742-0714
mroberts@stites.com
Attorney for G Co. Investments, LLC

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 25 DAY OF August 2017
MARIA M. SALAS, CLERK & MASTER
BY Vicki Bailey
DEPUTY

Certificate of Service

I hereby certify that I mailed a true and accurate copy of the foregoing Order, upon its submission for the Court's consideration, by first class mail, postage prepaid, on the 28th day of March, 2017:

David R. Whittaker
1616 Westgate Circle
Brentwood, TN 37027
Counsel for Shawn Michael Lewis

Darryl Harvey, *pro se*
613 N. 2nd St.
Nashville, TN 37207

Jason Bobo, et al.
Metropolitan Attorneys
P.O. Box 196300
Nashville, TN 37219

S. Madison Roberts, IV, #25062