MB 142 Page 589

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

ESTATE & HEIRS OF CHANDLER, JESSE A.

Bill No: 215472
Map & Parcel No: 00300004000

RECEIVED
AUG 15 2017
Dav. Co. Chancery Court

REAL PROPERTY

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

BILL GARRETT, Davidson County
Trans:T20170076567 ROS
Recvd: 08/31/17 14:34 4 pgs
Fees:23.00 Taxes:88.80
20170831-0089773

CLERK & MASTER DAVIDSON CO CHANCERY CT

2017 AUG 22 AM 8:56

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **August 11, 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) **ESTATE & HEIRS OF CHANDLER, JESSE A.**, 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), **JOHN R. SHERROD**, 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 Amended 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 24th DAY OF August 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 15th day of August, 2017.

ESTATE & HEIRS OF JESSE A. CHANDLER
2465 TINNIN RD
GOODLETTSVILLE, TN 37072

ESTATE & HEIRS OF MARJORIE R. CHANDLER
2465 TINNIN RD
GOODLETTSVILLE, TN 37072

SHIRLEY CHANDLER
2465 TINNIN ROAD
GOODLETTSVILLE, TN 37072

AMANDA OKERT
10 REDBERRY CT
SPRING, TX 77381

JOHN R. SHERROD
510 S. MAIN ST
SPRINGFIELD, TN 37172

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC. FILE NO. 16-318-I

VS. BILL NO. 215472

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 00300004000
(ESTATE & HEIRS OF CHANDLER, JESSE A.)

AMENDED REPORT OF SALE

To the Chancellor:

An order was entered in this case on JANUARY 31, 2017, on page 622 of Tax Minute Book 141 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2465 TINNIN RD
3.5 Acres
Map and Parcel Number 00300004000
Deed Book , Page 20080630 0067205

FILED
2017 JUL -5 AM 9:06
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
B.C. & M.

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 $3366.74 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 Ledger, 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, JUNE 23, 2017, 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 JOHN R. SHERROD for $24,000.00. The purchaser(s) complied by paying $24,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 24,000.00
Jennifer Frederick, **Affiant**
Subscribed and sworn before me this the
31 **Day of** August, 20 17.
Brandi Weis, **Deputy Register**

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

owner & tax bills
John R. Sherrod
510 S. Main
Springfield TN 37172

FILED
2017 JUL 20 AM 9:02
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
B.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

ESTATE & HEIRS OF JESSE A. CHANDLER

DEFENDANTS

File No. 16-318-I

Control No. 215472

Map & Parcel No. 00300004000

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 141 Page 622 on January 31, 2017, 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, June 23, 2017.*

2012	*$1240.16*
2013	*$1074.38*
2014	*$772.64*
2015	*$686.12*
2016	*$509.53*
Demolition Lien	*$11250.84*
Release of Lien (Register of Deeds)	*$12.00*
	$15,545.67

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 23, 2017.*

$1468.21

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

7-18-17