143 153

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 BINKLEY, EDDIE

Bill No: 230698
Map & Parcel No: 01400012300

RECEIVED
OCT 10 2017
Dav. Co Chancery Court

REAL PROPERTY

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

Bill Garrett Davidson County
Batch# 14954 ROS
10/18/2017 11:27:55 AM 5 pgs
Fees: $28.00 Taxes: $55.50
20171018-0106697

2017 OCT 16 PM 2:54

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **September 8, 2017,** upon motion of Plaintiff to confirm the Report of Sale of the Clerk and Master. Further, the Court considered Plaintiff's Motion to Set Aside the tax sale for lack of proper notice on **September 15, 2017**. Having denied Plaintiff's Motion to Set Aside and finding Plaintiff met its obligation to make a diligent effort to give notice to all interested parties, and it appearing to the Court that this Report has been on file more than five (5) days and is without exception, the Court rules as follows:

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 BINKLEY, EDDIE**, 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), **ELLIS P. JAKES**, 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 18th DAY OF October 2017
MARIA M. SALAS, CLERK & MASTER
BY DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of this foregoing has been forwarded by U.S. Mail postage prepaid to the following this 10th day of October, 2017:

Estate & Heirs Of Binkley, Elizabeth 6722 Ridgeview Rd Knoxville, TN 37918
Binkley, David 6722 Ridgeview Rd Knoxville, TN 37918
Estate & Heirs Of Binkley, Larry 6722 Ridgeview Rd Knoxville, TN 37918
Sorrow, Renee Binkley 3501 Old Clarksville Pk Joelton, TN 37080
Estate & Heirs Of Binkley, Claude 94 Benzing Rd Antioch, TN 37013
Binkley, Rhonda 3440 Binkley Rd Joelton, TN 37080
Estate & Heirs Of Binkley, Myrtle 3482 Binkley Rd Joelton, TN 37080
Binkley, Tammy Lynn 708 Croley Dr Nashville, TN 37209
Estate & Heirs Of Binkley, Wendell D. 3440 Binkley Rd Joelton, TN 37080
Stahr, Sandra Faye 6004 Adams Dr Murfreesboro, TN 37129
Berg, Kelly 126 Hampton Roads Ave Hampton, VA 23661
Binkley, Chris 6722 Ridgeview Rd Knoxville, TN 37918

Kelley, Alma Cathy 474 Sunliner Dr Nashville, TN 37209
Kelly, Lee Ann 8803 Corryton Rd Corryton, TN 37721
Binkley, Bruce 3135 Union Hill Rd Joelton, TN 37080
Estate & Heirs Of Binkley, Eddie C/O Delwyn Binkley 3440 Binkley Rd Joelton, TN 37080
Estate & Heirs Of Binkley, Brenda 3440 Binkley Rd Joelton, TN 37080
Ellis P. Jakes 2228 Cages Bend Rd. Gallatin, TN 37066

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 15,000
_____, **Affiant**
Subscribed and sworn before me this the
18 **Day of** Oct., 20 17.
A. Goodman, **Deputy Register**

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

VS. BILL NO. 230698

DELINQUENT TAXPAYERS ETC. (ESTATE & HEIRS OF BINKLEY, EDDIE) MAP & PARCEL No: 01400012300

FILED
2017 JUL 20 AM 8:53
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on MAY 8, 2017, on page 77 of Tax Minute Book 142 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 BINKLEY RD
2.43 Acres
Map and Parcel Number 01400012300
Deed Book , Page 00004436 0000964

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 $3629.58 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, JULY 19, 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 ELLIS P. JAKES for $15,000.00. The purchaser(s) complied by paying $15,000.00.

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

NEW OWNER + TAX BILL

Ellis P. Jakes
2228 Cages Bend Rd.
Gallatin, TN 37066

FILED
2017 AUG 18 AM 9:06
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

ESTATE & HEIRS OF EDDIE BINKLEY

DEFENDANTS

File No. 16-318-I

Control No. 230698

Map & Parcel No. 01400012300

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 142 Page 77 on May 8, 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, July 19, 2017.*

2012	*$900.12*
2013	*$736.01*
2014	*$664.11*
2015	*$592.43*
2016	*$430.25*
	$3253.36

2. *Court costs due and payable to the Clerk and Master on the date of sale, July 19, 2017.*

$1886.33

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

8-17-17