MB 143 Page 453

**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 **2015** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

**ESTATE & HEIRS OF SCRUGGS, CHARLES**

**Bill No: 60904**
**Map & Parcel No: 05916016600**

**REAL PROPERTY**

Tax Civil Action
No. **17-236-II**

Bill Garrett Davidson County
Batch# 86307 **ROS**
04/30/2018 02:01:48 PM 4 pgs
Fees: $23.00 Taxes: $4.45

20180430-0040493

FILED
2018 FEB -9 PM 4:31
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

**AMENDED FINAL DECREE CONFIRMING SALE**

This cause came to be heard on **January 5, 2018,** 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 SCRUGGS, CHARLES**, 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), **AMER ANGLEY**, 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 **2015** 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.

William E. Young
CHANCELLOR

Approved for Entry:

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

Jason P. Bobo

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 12th DAY OF February 2018
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 31ST day of January, 2018.

ESTATE & HEIRS OF SCRUGGS, CHARLES
10451 MORNING RIDGE DR
MORENO VALLEY, CA 92557

CHARLES E. SCRUGGS JR.
2626 HACKAMORE LN
SAN ANTONIO, TX 78227

CHARLES E. SCRUGGS JR.
10451 MORNING RIDGE DR
MORENO VALLEY, CA 92557

AMER ANGLEY
PO BOX 178165
NASHVILLE, TN 37217

**ELECTRONIC MAIL**
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC. FILE NO. 17-236-II

VS. BILL NO. 60904

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 05916016600
(ESTATE & HEIRS OF SCRUGGS, CHARLES ET UX)

FILED
2018 JAN 26 AM 8:30
DAVIDSON CO. CLERK & MASTER CHANCERY CT.
D.C.&M.

## AMENDED REPORT OF SALE

To the Chancellor:

An order was entered in this case on SEPTEMBER 18, 2017, on page 19 of Tax Minute Book 143 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 AVALON DR
.08 Acres
Map and Parcel Number 05916016600
Deed Book , Page 00004005 0000856

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 2017, 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 $870.96 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, NOVEMBER 15, 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 AMER ANGLEY for $1,202.69. The purchaser(s) complied by paying $1,202.69.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
$ 1,202.69 Amer Angley, **Affiant**
**Subscribed and sworn before me this the**
30 **Day of** April, 2018.
Braelinn, **Deputy Register**

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

OWNER & Tax Bills
Amer Angley
P.O. Box 178165
Nashville TN 37217

FILED
2017 NOV 22 AM 9:10
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
JS
D.C.&M.

*IN THE CHANCERY COURT, PART II, 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 2015 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*ESTATE & HEIRS OF CHARLES SCRUGGS ETUX*

*DEFENDANTS*

*File No. 17-236-II*

*Control No. 60904*

*Map & Parcel No. 05916016600*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 143 Page 19 on September 18, 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, November 15, 2017.*

| | |
|---|---|
| *2012* | *$74.65* |
| *2013* | *$77.92* |
| *2014* | *$67.31* |
| *2015* | *$64.43* |
| *2016* | *NOT ENOUGH EXCESS FUNDS* |
| *2017* | *NOT ENOUGH EXCESS FUNDS* |
| | *$284.31* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, November 15, 2017.*

*$918.38*

*Respectfully submitted,*
*MARIA M. SALAS*
*Clerk and Master*

*By* Jeff Stafford
*Deputy Clerk and Master*

11-21-17