MB 144 Page 327

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,	)	**REAL PROPERTY**
v.	)	Tax Civil Action No. **17-236-II**
DELINQUENT TAXPAYERS AS SHOWN ON THE **2015** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE	)	

Karen Y Johnson Davidson County
Batch# 151709 ROS
10/16/2018 11:16:43 AM 4 pgs
Fees: $23.00 Taxes: $3.21

20181016-0102410

FILED
2018 AUG -6 PM 3:27
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

ESTATE & HEIRS OF LYLE, J. R. JR. ETAL

Bill No: 175095
Map & Parcel No: 11902001400

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **July 20, 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 LYLE, J. R. JR. ETAL,** 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), **ALBARATI HOLDINGS, LLC,** 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 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 24th DAY OF August 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 24th day of July, 2018.

ESTATE & HEIRS OF LYLE, J.R. JR.
C/O ROBERT H SMITH
2307 MAYFAIR ST
MURFREESBORO, TN 37130

ESTATE & HEIRS OF CORUM, ALICE LYLE
2307 MAYFAIR ST
MURFREESBORO, TN 37130

ESTATE & HEIRS OF CORUM, DIXON
2307 MAYFAIR ST
MURFREESBORO, TN 37130

ESTATE & HEIRS OF LYLE, ANNIE JEAN
2307 MAYFAIR ST
MURFREESBORO, TN 37130

ESTATE & HEIRS OF LYLE, R. H.
2307 MAYFAIR ST
MURFREESBORO, TN 37130

ESTATE & HEIRS OF SMITH, ROBERT H.
2307 MAYFAIR ST
MURFREESBORO, TN 37130

ESTATE & HEIRS OF SMITH, ROBERT H.
620 MURFREESBORO ST
MURFREESBORO, TN 37127

New Owner and tax bills.
ALBARATI HOLDINGS, LLC
8641 ALTESSE WAY
BRENTWOOD, TN 37027

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

{N0219183 1}

FILED
2018 JUL 12 PM 1:58
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
R.S. R&M

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

VS. BILL NO. 175095

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 11902001400
(ESTATE & HEIRS OF LYLE, J.R. JR, ET AL)

AMENDED REPORT OF SALE

To the Chancellor:

An order was entered in this case on FEBRUARY 22, 2018, on page 507 of Tax Minute Book 143 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 OGLESBY AVE
0.09 Acres
Map and Parcel Number 11902001400
Deed Book , Page 00000040 0000330

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 2016, 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 $605.04 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 20th, 2018, 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 ALBARATI HOLDINGS, LLC for $868.84. The purchaser(s) complied by paying $868.84.

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

Purchaser:
Albarati Holdings, LLC
8641 Altesse Way
Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 868.84

_____, Affiant

Subscribed and sworn before me this the
16 Day of October, 2018

_____ Deputy Register

FILED

IN THE CHANCERY COURT, PART II, DAVIDSON COUNTY, TENNESSEE

2018 JUN 29 PM 1:47

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

D.C.&M.

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.

File No. 17-236-II

Control No. 175095

Map & Parcel No. 11902001400

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2015 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

ESTATE & HEIRS OF J. R. LYLE JR. ETAL

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 143 Page 507 on February 22, 2018, 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 20, 2018.*

2014	*$51.41*
2015	*$50.46*
2016	*$49.50*
2017	*NOT ENOUGH EXCESS FUNDS*
	$151.37

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 20, 2018.*

$717.46

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master