MB 144 Page 643

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 **2016** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

RUCKER, THOMAS G. ET UX

Bill No: 179223
Map & Parcel No: 13313007200

REAL PROPERTY

Tax Civil Action
No. **18-252-III**

RECEIVED
NOV 2 0 2018
Dav. Co. Chancery Court

FILED
2018 NOV 26 PM 12:25
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

Karen Y Johnson Davidson County
Batch# 169632 ROS
12/03/2018 02:37:37 PM 4 pgs
Fees: $23.00 Taxes: $669.70

20181203-0117721

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **November 16, 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) **RUCKER, THOMAS G. ET UX,** 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), **MITCH KINDER DEVELOPMENT 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 **2016** 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.

Ellen Hobbs Lyle
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

J. Brooks Fox, #16096
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 3rd DAY OF December 2018
MARIA M. SALAS, CLERK & MASTER
BY Jeff Stafford
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 20th day of November, 2018.

THOMAS G. RUCKER ET UX
535 INWOOD DR
NASHVILLE, TN 37211

MITCH KINDER DEVELOPMENT LLC
5521 HAWKS LANDING DR
ARRINGTON, TN 37014

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC. FILE NO. 18-252-III

VS. BILL NO. 179223

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 13313007200
(RUCKER, THOMAS G., ET UX)

FILED
2018 OCT 18 PM 1:43
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER

REPORT OF SALE

To the Chancellor:

An order was entered in this case on AUGUST 20, 2018, on page 347 of Tax Minute Book 144 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

535 INWOOD DR
0.36 Acres
Map and Parcel Number 13313007200
Deed Book , Page 00008048 0000615

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 $2,931.76 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, OCTOBER 17th, 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 MITCH KINDER DEVELOPMENT LLC for $181,00.00. The purchaser(s) complied by paying $181,000.00.

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 181,000.00
_____, **Affiant**
Subscribed and sworn before me this the
3 **Day of** December, 2018.
Brandi Wells, **Deputy Register**

Owner - Tax Bills To:
Purchaser: Mitch Kinder Development LLC
5521 Hawks Landing Dr
Arrington TN 37014

FILED

2018 OCT 25 AM 11:34

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

P.C.&M.

IN THE CHANCERY COURT, PART III, 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 2016 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

THOMAS G. RUCKER ETUX

DEFENDANTS

File No. 18-252-III

Control No. 179223

Map & Parcel No. 13313007200

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 144 Page 347 on August 20, 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, October 17, 2018.*

2016	*$2977.46*
2017	*PAID*
2018	*$1981.17*
	$4958.63

2. *Court costs due and payable to the Clerk and Master on the date of sale, October 17, 2018.*

$5698.20

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master