IN THE CHANCERY COURT FOR WARREN COUNTY, TENNESSEE
AT MCMINNVILLE

FILED
10:38 AM
APR 13 2021
MYRA D. MARA
Clerk & Master

STATE OF TENNESSEE,
in its own behalf and for the use and benefit of and
upon relation of **WARREN COUNTY, TENNESSEE,**

Plaintiff,

Vs. Case No. 14260, et al

DELINQUENT PROPERTY TAXPAYERS,

Defendants.

ORDER OF CONFIRMATION

This cause came on to be heard on the 13 day of April, 2021, before the Honorable Larry B. Stanley, Jr., Chancellor, upon the entire record in this cause, and also upon the Clerk and Master's Report of Sale, which report is in word and figures as follows:

(Copy of Clerk and Master's Report of Sale inserted here and incorporated by reference.)

It appears to the Court that said report is without exception taken for more than ten (10) days;

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court:

1. That the foregoing report of the Clerk and Master is in all things confirmed.

2. That all right, title, and interest of all the parties to this action and especially of the defendants as shown on the Clerk and Master's Report attached hereto, and any and all other unknown heirs at law or devisees of any party to this action, including those of the above named defendants, in and to said parcels of land, be, and the same is hereby divested out of them, and each of them, invested in the purchasers as shown on the Clerk and Master's Report attached hereto, subject to

the right of redemption. Said lands are situated in Warren County, Tennessee and are more particularly described in the Clerk and Master's Report attached hereto.

3. That the Clerk and Master shall hold the excess bids until the owner or those claiming under them petition the court for its release or the escheat period elapses.

4. That the Clerk and Master shall make and deliver to said purchasers a certified copy of this decree.

5. That upon disbursement of the sale proceeds as provided by statute, the judgment be satisfied and all tax liens on said property discharged.

6. All other matters in this cause are reserved.

ENTER this the 13 day of April, 2021.

Chancellor Larry B. Stanley, Jr.

Approved for Entry:

Robert Bratcher, # 031638
County Attorney
100 West Main Street
McMinnville, TN 37111
931-473-4922

CERTIFICATE OF SERVICE

I, Robert Bratcher, Warren County Tax Attorney, do hereby certify that I have served a copy of the foregoing Order to the Defendants of record in these causes, by depositing the same in the U.S. Mail with postage prepaid this the 13 day of April, 2021.

Myra D. Mora, Clerk & Master

Robert Bratcher, #
County Attorney
100 West Main Street
McMinnville, TN 37111
931-473-4922

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STATE OF TENNESSEE,
in its own behalf and for the use and benefit of and
upon relation of WARREN COUNTY, TENNESSEE,

Plaintiff,

Vs. Case No. 14260, et al

DELINQUENT PROPERTY TAXPAYERS,

Defendants.

CLERK AND MASTER'S REPORT OF SALE

Comes now Myra D. Mara, Clerk and Master, and would respectfully report that in obedience to a Decree of Sale filed on December 1, 2019, and an Order for Sale of Property to be Conducted Electronically filed on February 5, 2021, commanding the sale of property therein mentioned, I, Myra D. Mara, Clerk and Master, did advertise as required by law in the *Southern Standard*, a newspaper of general circulation in Warren County, Tennessee on March 7, 2021, and on Monday, March 29, 2021, and at 10:00 a.m. via online sale hosted by GovEase, did sell such property at public auction, to the highest bidders and for the amounts shown, subject to equity of redemption: (see attached table).

Respectfully submitted this the 30 day of March, 2021.

Myra D. Mara
Myra D. Mara
Clerk and Master

CERTIFICATE OF SERVICE

I, Myra D. Mara, do hereby certify that a copy of the above report has been mailed, postage prepaid, to the named delinquent property owners, the named bidders, any known lien holders of the properties, Robert Bratcher, County Attorney and Jimmy Haley, County Mayor, at their last known addresses.

This the 30 day of March, 2021.

Myra D. Mara

Clerk and Master/Deputy Clerk

This document is for informational purposes only and does not transfer title to the properties or modify the required redemption period. This document is being filed with the Register of Deeds Office as required by Tennessee Code Annotated § 67-5-2501(c).

Purchaser's Name/Address	Property Owner/Location	Parcel #/Deed Ref.	Bid Amount	Overbid Amount	Total
Adrian Hale	Barnes Beverly M	12-012-005.01	$1,271.90	$8,007.00	$9,278.90
449 Faith Rae Blvd., Morrison	439 Spurlock Rd	427-217			
Sharon R Hill	Blanton Joel J	09-078-018.07	$957.68	$5,063.00	$6,020.68
4303 Gallatin Pike, Apt. 201, Nashville	575 River Rd	432-475			
Adrian Hale	Bouldin Isabell	01-076-B-A-020.00	$2,857.53	$25,001.00	$27,858.53
449 Faith Rae Blvd., Morrison	377 Kingwood Dr	275-597			
Mark Gregory	Coppinger, Billy F Etal Life Estate	01-051-O-B-002.00	$5,558.93	$20,001.00	$25,559.93
4741 Brick Church Pk., Goodlettsville	1862 Red Rd	250-797			
Bud Sharp	Crabtree James T Jr	10-079-J-A-008.00	$2,570.21	$6,025.00	$8,595.21
112 College St., McMinnville	96 Spring Rd	297-243			
Adrian Hale	Davis Mary Bell	01-077-C-B-013.00	$1,776.54	$357.00	$2,133.54
449 Faith Rae Blvd., Morrison	Smith St	137-401			
Adrian Hale	Dunn Jerry Donald Life Estate	02-051--131.00	$1,751.60	$2,501.00	$4,252.60
449 Faith Rae Blvd., Morrison	99 Collins View Rd	321-882			
Scott Reagan	Dutton Magalene E & Faye McCormick	01-060-L-C-009.00	$626.10	$2,532.00	$3,158.10
421 Hennessee Ave., Morrison	South Circle	255-504			
Mark Gregory	Entwistle Edward	15-018-019.17	$2,615.12	$21,259.00	$23,874.12
4741 Brick Church Pk., Goodlettsville	1063 Warren Co Park Rd	279-827			
Mark Gregory	Greeter Properties	10-098-N-C-012.00	$3,237.88	$30,001.00	$33,238.88
4741 Brick Church Pk., Goodlettsville	140 E Maple St	235-983			
Bud Sharp	Haynes George DC& Margaret	14-051-031.01	$1,418.29	$3,049.00	$4,467.29
112 College St., McMinnville	366 Roy Webb Rd	168-467			
James Patterson	Knight Charles & Margaret	13-030-049.01	$1,755.64	$41,001.00	$42,756.64
2900 Old Nashville Hwy., McMinnville	836 Knight Rd	241-805			
Pine Valley One Real Estate, LLC	Knight Margaret Walker	13-030-029.00	$1,350.20	$20,001.00	$21,351.20
33 N LaSalle St., Ste. 1730, Chicago IL	860 Knight Rd	261-359			
Adrian Hale	McBride Mea N	02-051-131.01	$3,357.50	$25,502.00	$28,859.50
449 Faith Rae Blvd., Morrison	112 Crain Rd	190-495			
Bud Sharp	McPherson Howard Lane	01-069-I-E-005.00	$2,236.79	$3,001.00	$5,237.79
112 College St., McMinnville	240 Kennedy St	351-751			
Pine Valley One Real Estate, LLC	Smoot Malcolm L	01-069-H-C-035.00	$2,119.72	$3,007.00	$5,126.72
33 N LaSalle St., Ste. 1730, Chicago IL	644 Kennedy St	198-991			

CPR Investment Properties	Templeton Henry D et al	03-020-006.02	$914.62	$4,213.00	$5,127.62
2172 Higginbotham Rd, McMinnville	Rock Island Rd	237-311			
Bud Sharp	Tigue Melissa D & Jeffery L	01-067-F-B-003.00	$682.91	$7,501.00	$8,183.91
112 College St., McMinnville	Donavon Dr	207-111; 449-761; 206-772			
Phillip K. Hollingsworth	Turner Marvin & Sarah	10-098-032.02	$2,511.22	$3,651.00	$6,162.22
1682 Higginbotham Rd., McMinnville	560 Hervy Jones Rd	202-621			
Jack Holland	Vandergriff Frank	16-032-021.00	$721.02	$1,535.00	$2,256.02
2175 Beersheba Hwy., McMinnville	Estie Griffith Rd	109-368			
Casey Rhoton	West Jamie	01-069-H-C-024.01	$1,038.01	$1,685.00	$2,723.01
233 Jacoby Dr., Manchester, MO	571 Kennedy St	366-594			
Norman Todd Hutchins	Wright Harvey	03-021-040.00	$1,017.87	$2,876.00	$3,893.87
P O Box 7163, McMinnville	Camp Overton Road	76-178			
Wes Williams	Zechel Dale	14-041-C-A-012.00	$1,133.86	$3,213.00	$4,346.86
409 Oak Hill Dr., McMinnville	McClaran St	234-550			
TOTALS:			**$43,481.14**	**$240,982.00**	**$284,463.14**