

IN THE CHANCERY COURT FOR THE 19<sup>TH</sup> JUDICIAL DISTRICT FOR  
MONTGOMERY COUNTY, TENNESSEE,  
AT CLARKSVILLE

THE STATE OF TENNESSEE in its )  
own behalf and for the use and benefit of )  
MONTGOMERY COUNTY, TENNESSEE, )  
and CITY OF CLARKSVILLE, a municipal )  
corporation, upon relation of BRENDA E. )  
RADFORD TRUSTEE for the said COUNTY )  
OF MONTGOMERY through RAYMOND F. )  
RUNYON, the duly constituted Delinquent Tax )  
Attorney for said County, )

Plaintiffs, )

vs. )

Delinquent Taxpayers as shown on the Real )  
Property Delinquent Tax Records of )  
MONTGOMERY COUNTY and/or CITY )  
OF CLARKSVILLE, a municipal corporation, )

Defendants. )

A TRUE COPY ATTEST

FILED 911 20 16  
MICHAEL W. DALE, C&M

Case Number: MCCHCV DQ-15-1

RULES OF TAX SALE

1. A person must be "qualified" as a bidder for their bid to be accepted. No absentee bidding is allowed. To be qualified as a bidder you must:
  - a. Be properly registered at the designated area entering the Courtroom, by completing and submitting the bidder information sheet.
  - b. Be eighteen (18) years of age or older and otherwise competent to bind yourself and/or your agent to a contract. **This is a legally binding contract.**
  - c. Be in receipt of an index card, bearing your registration number, this number will correspond with the bidder information sheet.
2. The sale will commence at precisely 10:01 a.m. in the Montgomery County Chancery Court on the 21<sup>st</sup> day of September, 2016.
3. Any announcements made at the commencement of the sale take precedence and are superior to any preceding notice concerning both the property and delinquent tax due and procedure for conducting the tax sale as has been previously announced.
4. The sale will and must be conducted in an orderly manner. In the unlikely event of a disruption, the Clerk may direct any person or persons creating a disturbance to be removed from the Courtroom and barred readmittance.

5. All properties sold at the tax sale are sold as is, without any warranties, including but not limited to: title, ownership, encumbrances, boundaries, value, and current taxes, and any tax years not noticed on the land sale notice. This means you may be ultimately responsible for delinquent taxes owing for more current years.

6. The Chancery Court Clerk will identify the property being sold for delinquent taxes. The identification will be by such information as was provided in the notice of sale. Once the property has been identified, the Clerk will open tax bids for the cumulative amount of land taxes, fees, costs, penalties, interest and Tennessee State Recordation Tax on the amount of the final bid upon which the sale has been ordered.

7. Bidders who fail to pay bid amount on the day of sale may be subject to legal action by the court for breach of contract.

8. Bidders will bid by raising their numbered card. Bids are accepted by the person conducting the auction. The bidder number will be logged in with the amount of bid so indicated. Once the final and highest bid has been accepted by the person conducting the auction, the bidder has purchased the property auctioned. A Tax Sale Receipt is issued at the time of the payment. Additionally, the bidder whom herein purchased the property is personally responsible to pay the bid amount as directed. **This is a cash sale. The County does not have a finance program.** The highest bidder may pay the bid amount using cash, a money order, a local bank cashier's check or other local bank guaranteed funds. Please make the check payable to the **Montgomery County Trustee**. Payment must be remitted to the Montgomery County Trustee by 2:00 p.m. on the day of sale.

9. The decision and selection of property listed to sell is at the sole discretion of the Trustee as she may determine to be in the Plaintiffs' best interest and as equity would require.

10. All property sales are conducted under authority of T.C.A. 67-5-2502 *et seq.*

11. Any property purchased is subject to redemption. If a property is redeemed, the redeeming party will tender the Redemption to the Montgomery County Trustee's Office within one (1) year from the date of the order of confirmation of sale, as evidenced by the records in the office of the Clerk of the Court responsible for the sale. The purchaser will then be notified by the Clerk of the Court of the tender of redemption. The purchaser shall then have thirty (30) days from date of tender to file a motion requesting additional monies to be paid to compensate the purchaser for any other lawful charges or monies expended to preserve the value of the property or otherwise contest the redemption. The purchaser earns an annual interest rate of up to 12%.

12. If any parcels do not sell at the auction, the parcel may be deeded to Montgomery County or the City of Clarksville. The property can then be purchased from the County Mayor after the redemption period has expired via sealed bid surplus sale.

13. The Deputy Trustee on behalf of the Clerk of the Court is ordered to recover as a Court cost the recording fees necessary to record in the Montgomery County Register of Deeds Office the Decree of Redemption, if appropriate. This cost is payable by the party tendering the redemption and must be paid along with payments of other Chancery Court awarded costs prior to the redemption being complete.

The Court finds these Rules to be in the best interest of the parties to the case.

**IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED** these Rules are approved by this Court of the tax sale to be conducted on 21<sup>st</sup> day of September, 2016.

This, the 1 day of Sept., 2016.

  
CHANCELLOR LAURENCE M. MCMILLAN, JR.

**APPROVED FOR ENTRY:**

**RUNYON & RUNYON**



Raymond F. Runyon  
TN BPR No.: 19573  
KY BER No.: 87734  
Attorney for Plaintiffs  
301 Main Street  
Clarksville, TN 37040  
(931) 647-3377  
(931) 551-3561, facsimile