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IN THE CHANCERY COURT OF DAVIDSON COUNTY TENNESSEE
IN THE 20TH JUDICIAL DISTRICT

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JUN 20 2011
Dav. Co. Chancery Court

NF

BAC HOME LOANS SERVICING, LP)
F/K/A COUNTRYWIDE HOME)
LOANS SERVICING, LP)
)
Plaintiff)
)
v.)
)
JOHNNY WOODARD, ELINOR B.)
WOODARD, JANICE B. WOODARD)
ZETHA ANNETTE WALKER AKA)
ZETHA ANNETTE CRAWFORD and)
MARK CRAWFORD)
)
Defendant.)

CIVIL ACTION
NO. 11-465-iv

FILED
2011 JUN 23 PM 1:46
DAVIDSON CO. CHANCERY CT.

FINAL CONSENT ORDER AS TO ELINOR B. WOODARD

WHEREAS, Elinor B. Woodard is the grantee on a Quitclaim Deed dated October 20, 1988 and recorded November 11, 1988, at Deed Book 7701, Page 665, Davidson County, Tennessee Records to real property located at 1615 5th Avenue North, Nashville, Davidson County, Tennessee 37208 (hereinafter, the "Property"), and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 150 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 150 fronts 50 feet on the westerly side of 5th Avenue, North, formerly Sumner Street and runs back 181 ½ feet on the northerly line and 181 feet on the southerly line to an alley, measuring 50 feet thereon. And;

BILL GARRETT, Davidson County
Trans:T20110041758 ORDER
Recvd: 07/12/11 09:44 6 pgs
Fees:32.00 Taxes:0.00
20110712-0053142

WHEREAS Elinor B. Woodard is also a grantor on a Warranty Deed dated January 15, 2004 and recorded January 20, 2004 as Instrument No. 20040120-0007372, Davidson County, Tennessee records; and

WHEREAS BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP (hereinafter "BAC Home Loans") is the lender on a Deed of Trust recorded May 28, 2009 as Instrument No. 20090529-0049489, Davidson County, Tennessee records; and

WHEREAS several deeds in the chain of title contain an incorrect legal description in that the last call references a distance of 509 feet and the correct distance reference is 50 feet; and

WHEREAS the deeds containing the aforesaid error and requiring reformation are as follows:

(1) Quitclaim Deed dated December 20, 1989 and recorded December 27, 1989 in Book 8012, Page 868, Davidson County, Tennessee records (hereinafter the "Second Quitclaim Deed"); and

(2) Warranty Deed dated January 15, 2004 and recorded January 20, 2004 as Instrument No. 20040120-0007372, Davidson County, Tennessee record (hereinafter the "Second Warranty Deed"); and

(3) Quitclaim Deed dated June 14, 2006 and recorded June 15, 2006 as Instrument No. 20060615-0071246, Davidson County, Tennessee records (hereinafter the "Fourth Quitclaim Deed"); and

(4) Quitclaim Deed dated January 31, 2007 and recorded March 1, 2007 as Instrument No. 20070301-0025354, Davidson County, Tennessee records (hereinafter the "Fifth Quitclaim Deed"); and

(5) Deed of Trust dated May 22, 2009 and recorded May 28, 2009, as Instrument No. 20090529-0049489, Davidson County, Tennessee records; and

WHEREAS the Second Warranty Deed is missing Janice Woodard's signature to convey an marital interest she may have had in the Property; and

WHEREAS, BAC Home Loans and Elinor B. Woodard have consented and agreed that Second Quitclaim Deed, Second Warranty Deed, Fourth Quitclaim Deed, Fifth Quitclaim Deed and the Deed of Trust should be reformed to correct the legal description; and

WHEREAS, BAC Home Loans and Elinor B. Woodard have consented and agreed that this Court should declare that Janice B. Woodard has no interest in the Property; and

WHEREAS, BAC Home Loans and Elinor B. Woodard have consented and agreed that this Court should declare that BAC Home Loans holds a valid, enforceable, first position lien on the entire Property by virtue of the Deed of Trust recorded as Instrument No. 20090529-0049489, Davidson County, Tennessee records

IT IS ORDERED AND ADJUDGED:

(a) That the Court the Second Quitclaim Deed recorded in Book 8012, Page 868, Second Warranty Deed recorded as Instrument No. 20040120-

0007372, Fourth Quitclaim Deed recorded as Instrument No. 20060615-0071246, Fifth Quitclaim Deed recorded as Instrument No. 20070301-0025354 and the Deed of Trust recorded as Instrument No. 20090529-0049489, Davidson County, Tennessee records are reformed to reflect the correct legal description as described herein:

> LAND in Davidson County, Tennessee, being Lot No. 150 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 150 fronts 50 feet on the westerly side of 5th Avenue, North, formerly Sumner Street and runs back 181 ½ feet on the northerly line and 181 feet on the southerly line to an alley, measuring 50 feet thereon;

(b) It is declared that the Second Quitclaim Deed, Second Warranty Deed, Fourth Quitclaim Deed, Fifth Quitclaim Deed and the Deed of Trust properly conveyed the Property despite the errors in the legal description;

(c) It is declared that Janice B. Woodard has no interest in the Property;

(d) It is declared that BAC Home Loans holds a valid, enforceable, first position lien on the entire Property by virtue of the Deed of Trust recorded as Instrument No. 20090529-0049489, Davidson County, Tennessee records.

SO ORDERED, this 23rd day of June, 2011.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 5 DAY OF Nov 2011
KRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY
BAC 0215 S0277360

Chancellor, Chancery Court of Davidson County

Order prepared and presented by:

PETER L. LUBLIN
BPR#027928
NATALIE BROWN
BPR# 022452
BRIAN LINKOWSKI
BPR# 028640
ATTORNEYS FOR THE PETITIONER
BAC HOME LOANS SERVICING, LP
F/K/A COUNTRYWIDE HOME
LOANS SERVICING, LP

Rubin Lublin Suarez Serrano LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
(770) 246-3333 (Telephone)
(404) 601-5415 (Facsimile)
plublin@rubinlublin.com

CONSENTED TO:

Elinor B. Woodard

State of Tenn
County of Sumner

On this 6th day of June, 2011, before me personally appeared Elinor B. Woodard, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 2011.

Notary Public

My Commission Expires:

My Commission Expires on
September 23, 2013

CALVIN ERIC CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Copies to:

Peter L. Lublin, Esq.
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Mark and Zetha Annette Walker a/k/a
Zetha Annette Crawford
1615 5th Avenue North
Nashville, TN 37208

Johnny Woodard and Janice B. Woodard
517 Collier Lane
Gallatin, Tennessee 37066

Elinor B. Woodard
127 Shiloh Ridge,
Hendersonville, Tennessee 37057