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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE,

KELLY A. HALL-POMPELL n/k/a Kelly Reynolds	)
Plaintiff,	)
v.	)
CHARLES JONES, DON'T4CLOSE.COM LLC GLADIZ ROMANO, SHEILA CRAWFORD SDI FUNDING LLC, and STATEWIDE TITLE AND ESCROW, LLC	)
Defendants.	)

AF

Case No. 09-329-III

NOTICE OF ENTRY REQUESTED

FILED
2010 NOV 17 PM 3:54
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

ORDER

By order of November 30,2009, the Court assumed case management supervision in this matter due to the age of the case. At a February 26, 2010 status conference the Court was notified that the plaintiff anticipated obtaining default judgment against defendants Gladiz Romano, Sheila Crawford and SDI Funding, LLC. Additionally, the Court granted the plaintiffs motion to serve defendant Don't4Close.com. by publication. Further, the Court granted relief from Local Rule 18 but limited that extension in duration, requiring that by Friday, May 28, 2010, the plaintiff either submit a final order providing for payment of court costs, or a notice requesting an extension of time. The February 26 order provided that if no order or notice was filed by May 28, 2010, the Court would dismiss the case without prejudice and tax costs to the plaintiff.

BILL GARRETT, Davidson County
Trans:T20120004206 ORDER
Recvd: 01/18/12 13:55 3 pgs
Fees:17.00 Taxes:0.00
20120118-0004944

Subsequent to the February 26 order, the Court entered orders of default as to defendants Romano, Crawford, SDI Funding, LLC and Statewide Title and Escrow of Tennessee, LLC. The remaining defendant was Don't4Close.com, as a voluntary nonsuit had been entered with respect to Charles Jones due to his filing bankruptcy. No order or notice for extension has been filed by the plaintiff as to the remaining defendant, Don't4Close.com. It is therefore ORDERED that the March 22, 2010 and April 5, 2010 orders of default are made final. Pursuant to the Defualt Judmgents having become final, the Court hereby awards Plaintiff the relief sought in her Complaint and finds that the Warranty Deed filed of record in the Davidson County Register's Office in Instrument number 200803260030127 purporting to transfer title from Kelly A. Hall-Pompell to Gladiz Romano was obtained by fraud and is void *ab initio*, and therefore Kelly A. Hall-Pompell is restored as the Fee Simple Title Holder to the subject property. That the Deed of Trust executed by Gladiz Romano in favor of Defendant SDI Funding, LLC of record in the Davidson County Register's Office in Instrument No. 200803260030128 and the Assignment of Rents of record in Instrument No. 200803260030129 are hereby removed from the subject property as they were obtained by fraud, clearing a cloud on Ms. Hall-Pompell's title. The claim against Don't4Close.com is dismissed without prejudice. Court costs and any fax filing fees are taxed to defendants Romano, Crawford, SDI Funding, LLC and Statewide Title and Escrow of Tennessee, LLC.

Ellen Hobbs Lyle

ELLEN HOBBS LYLE
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 18th DAY OF January 2012
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

Approved for Entry

J. Trent Lehman #22164
Jackson, Kweller, McKinney
Warden, Lewis & Hayes
One Washington Square, Suite 103
214 Second Avenue North
Nashville, TN 37201
(615) 256-2602

I hereby certify that a true and exact copy of the foregoing document has been served via the following method(s) upon the individual(s) listed below:

Sheila Crawford	()	Hand Delivery
806 Bishop Lane	(X)	U.S. Mail
Lebanon, TN 37087	()	Facsimile
Dont4close.com	()	Hand Delivery
110 South Cumberland St	(X)	U.S. Mail
Lebanon, TN 37087	()	Facsimile
Gladiz Romano	()	Hand Delivery
2134 Sparta Pike	(X)	U.S. Mail
Lebanon, TN 37090	()	Facsimile
SDI Funding, LLC	()	Hand Delivery
William R. McKibbon, III	(X)	U.S. Mail
Vice-President and General Counsel	()	Facsimile
SDI Funding, LLC		
127 W Antrim Dr.		
Greenville, SC 29607		
Statewide Title and Escrow of Tennessee	()	Hand Delivery
109 Cude Lane	(X)	U.S. Mail
Madison, TN 37115	()	Facsimile
Sheridan Snyder	()	Hand Delivery
10 Tennessee Street	(X)	U.S. Mail
Murphy, NC 28906	()	Facsimile

November 9, 2010

J. Trent Lehman

COPIES TO ATTORNEYS AND PRO SE LITIGANTS
AT THE ABOVE ADDRESSES
DATE 11/17/10 CLERK CS