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FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

2012 NOV 26 PM 1:51

RICHARD R. ROOKER, CLERK

D.C.

JEFFREY M. GRISSIM, Executor of the Estate and Trustee of the Testamentary Trust of RONALD BERNARD CHAPMAN, Deceased,	)	
Plaintiff,	)	CIVIL ACTION FILE
vs.	)	NO.: 12P-125
SPECIALIZED LOAN SERVICING, L.L.C. MARIA K. MOORE, Trustee, and RONALD L. REEDER,	)	
Defendants.	)	

ORDER

This cause came on to be heard on this the 2nd day of November 2012, before the Honorable Randy Kennedy, upon Motion for summary judgment filed by Ronald L. Reeder, in his capacity as cross-defendant in the Cross-Claim filed by Specialized Loan Servicing, L.L.C. The defendant, Specialized Loan Servicing, L.L.C. notified the Court by letter from Counsel that it would not appear at argument, nor offer any pleading in opposition to the Motion. Upon the pleadings, the statements of undisputed material facts, and the entire record herein, the court finds as follows, which findings are material and undisputed:

1. Ronald Bernard Chapman is deceased.
2. At the time of Mr. Chapman's death, he and Ronald L. Reeder owned the improved real property located at 705 Nella Drive, Goodlettsville, Tennessee, as joint tenants with full right of survivorship, and Ronald L. Reeder acquired fee simple title to said property immediately upon the death of Ronald Bernard Chapman.

BILL GARRETT, Davidson County
Trans:T20130032508 ORDER
Recvd: 04/19/13 15:44 4 pgs
Fees:22.00 Taxes:0.00
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3. The real property at 705 Nella Drive, Goodlettsville, Tennessee was subject to a Deed of Trust in favor of Countrywide Home Loans, Inc. which Deed of Trust was executed only by Ronald Bernard Chapman.
4. Specialized Loan Servicing, L.L.C. is for all purposes the successor in interest to Countrywide Home Loans, Inc., and is at present the holder and servicer of the mortgage evidenced by Deed of Trust of record in Book 11185, Page 732, Register's Office for Davidson County, Tennessee, which is Exhibit A to the Complaint for Declaratory Judgment.

It is therefore **ORDERED, ADJUDGED,** and **DECREED** that the Motion for Summary Judgment in favor of Ronald L. Reeder, be, and it hereby is, granted.

It is further **ORDERED** that Specialized Loan Servicing, L.L.C. has no interest in the property located at 705 Nella Drive, Goodlettsville, TN 37072, more fully described as follows:

> Being Lot No. 16 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, as follows:
>
> Beginning at a point in the westerly margin of Nella Drive, at the common corner of Lots Nos. 15 and 16; thence with the line between said lots, southwesterly 283.35 feet to the line of Lot No. 14; thence with the line between Lots Nos. 14 and 16, southerly 142.3 feet to a point; thence southeasterly 80.93 feet to a corner of Lot No. 17; thence with the line between Lots Nos. 16 and 17, northeasterly 340.8 feet to the margin of Nella Drive; thence with the margin of the same northwesterly around a slight curve, 92 feet to the point of beginning.
>
> Being the same property conveyed to Ronald D. Chapman and Ronnie L. Reeder, as joint tenants with full right of survivorship, by Quitclaim Deed from Philip H. Miller, Trustee, having been conveyed said property from Ronald B. Chapman and Ronnie L. Reeder of record in Book 6612, Page 797, Register's Office for Davidson County, Tennessee.

It is further **ORDERED** that Defendant, Ronald L. Reeder, owns fee simple absolute title to the above described real property located at 705 Nella Drive, Goodlettsville, TN 37072, free of any claims of Countrywide Home Loans, Inc., and its successor in interest, Specialized Loan

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Servicing, L.L.C., as such claims are evidenced by the Deed of Trust of record in Book 11185, Page 732, Register's Office for Davidson County, Tennessee.

ENTER this the 26 day of November 2012.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

Jon S. Jablonski (BPR No. 10003)
2400 Crestmoor Road, Suite 315
Nashville, TN 37215
615-386-7164

Attorney for Ronald L. Reeder

CERTIFICATE

I hereby certify that a copy of the foregoing Order was mailed to:

Elizabeth B. Padgett
JOHNSON & FREEDMAN, LLC
1587 N.E. Expressway
Atlanta, GA 30329

George H. Cate, Jr.
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205

on this 15 day of November, 2012.

Jon S. Jablonski

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 26 day of NOVEMBER , 2012 , in Case Number 12P125 between GRISSIM, JEFFREY, EXECUTOR AND TRUSTEE OF RONALD BERNARD CHAPMAN Petitioner, and SPECIALIZED LOAN SERVICING, LLC ET.AL Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 19 day of APRIL 2013

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk

SEAL