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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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| MOORETOWN PROPERTIES, LLC<br><br>Plaintiff,<br><br>vs.<br><br>SANDRA F. RUNNELS, ART WAYNE MITCHELL, TERESA RUNNELS ADAMS) HOUSEHOLD FINANCIAL CENTER, INC., AND THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.<br><br>Defendants. | ) | FO-4<br>Case No: 14-61-II |

FILED
2014 APR 14 PM 4:11
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

BILL GARRETT, Davidson County
Trans:T20140028325 ORDER
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20140425-0034933

DEFAULT JUDGMENT ORDER

The Motion of the Plaintiff, Mooretown Properties, LLC, for a Default Judgment against Defendants, Sandra F. Runnels and Art Wayne Mitchell in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, April 11, 2014. It appears to the Court that the Complaint was filed with this court on January 15, 2014 and that title to the real property described as 1205 Chester Avenue, Nashville, Tennessee 37206 (hereinafter the Property) was vested in the Plaintiff pursuant to the Quitclaim Deed of record in Instrument Number 20120815-0073169 and by quitclaim deed of record in Instrument 20131120-0119638, Register's Office for Davidson County, Tennessee. It appears to this Court that the Defendants were served by Order of Publication in the Tennessean on January 24, 2014, January 31, 2014, February 7, 2014 and February 14, 2014 It also appears to this Court that no answer or other defense has been filed by the Defendants, Sandra F. Runnels or Art Wayne Mitchell nor has any response been timely filed or served on counsel for the Plaintiff. It is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiff, Mooretown Properties, LLC, in this action is entitled to a default judgment against the Defendants, Sandra F. Runnels and Art Wayne Mitchell no penalty.; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 1205 Chester Avenue, Nashville, Tennessee 37206 under the Defendants, Sandra F. Runnels and Art Wayne Mitchell, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendant, Household Financial Center, Inc. in the real property described as follows:

> Being Lots No. 115 and 116 on the Map of Chesterfield Place, of record in Book 332, page 147, Register's Office for Davidson County, Tennessee.
>
> Said Lots adjoin and front together 60 feet on the northerly side of Chester, formerly Chesterfield Avenue, and run back between parallel lines 132 feet to a dead line.
>
> Being the same property transferred to Mooretown Properties, LLC by Quitclaim Deed of record in the Register of Deeds of Davidson County, Tennessee as recorded in 20120815-0073169, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Mooretown Properties, LLC by Quitclaim Deed from Natalie Hawkins, Michelle Webb and Beverly Baltz being both deeds of record in Instrument 20131120-0119638, Register's Office for Davidson County, Tennessee.
>
> This is unimproved Property commonly known as 1205 Chester Avenue, Nashville, Tennessee 37206.

IS vested in the Plaintiff; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this is a final order pursuant to Tennessee Rules of Civil Procedure Rule 54.0 and 58.00; and

IT IS FURTHER ORDER, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiff, for which execution may issue, if necessary.

ENTERED this _____ day of _____, 2014.

Carol L. McCoy

CAROL L. MCCOY
Chancellor

APPROVED FOR ENTRY:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 25TH DAY OF APRIL, 2014
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

ROBERT J. NOTESTINE III
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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of this Motion was sent to Teresa runnels Adams, 22028 Oxford Court, Apt. A-10, Lexington Park, MD 20654 and to Household Financial Center, Inc. c/o CT Corporation Systems, Suite 2021, 800 S. Gay Street, Knoxville, TN 37929-9710 on this _____ day of April, 2014. No copies were sent to the remaining defendants as they are believed to be out of state or deceased and their whereabouts are unknown

Robert J. Notestine III