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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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

A.F
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FILED
2014 APR 17 PM 3:41
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

BILL GARRETT, Davidson County
Trans:T20140028325 ORDER
Recvd: 04/25/14 10:44 3 pgs
Fees:17.00 Taxes:0.00
20140425-0034934

DEFAULT JUDGMENT ORDER

The Motion of the Plaintiff, Mooretown Properties, LLC, for a Default Judgment against Defendants, Teresa Runnels Adams in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, March 28, 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) should be vested in the Plaintiff pursuant to the Quitclaim Deed of record in Instrument Number 20120815-0073169 and by quitclaim deed from Natalie Hawkins, et al of record in Instrument 20131120-0119638, Register's Office for Davidson County, Tennessee. It appears to this Court that the Defendant, Teresa Runnells Adams was served with a Summons and Copy of the Complaint on January 21, 2014. It also appears to this Court that no answer or other defense has been filed by the Defendant, Teresa Runnels Adams 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 are entitled to a default judgment against the Defendant, Teresa Runnels Adams; 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 Defendant, Teresa Runnels Adams, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendant, Teresa Runnels Adams 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 being both 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 Plaintiffs; 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.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this is a final judgment pursuant to Tennessee Rules of Civil Procedure, Rules 54 and 58

ENTERED this _____ day of _____, 2014.

CAROL L. MCCOY
Chancellor

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

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff,
Mooretown Properties, LLC
BPR #12195
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
(615) 297-1568, Ext. 11
(615) 297-2413 (fax)
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Default Judgment we sent by first class U.S. mail, to Teresa Runnels Adams, and to Household Financial Center, Inc, c/o CT Corporation Systems, Suite 2021, 800 S. Gay Street, Knoxville, TN 37929-9710 22028 Oxford Court, Apt. A-10, Lexington Park, MD 20654 on this 4th day of April, 2014.

Robert J. Notestine III