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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

RECEIVED
JUL 11 2014
Dav. Co. Chancery Court

JANE MCCULLOUGH AND
GROUNDHOGS REAL ESTATE, LLC
Plaintiffs,

vs.

VINOD T. ZAVER, MANGLABEN V. ZAVER AND ANY AND ALL UNBORN CHILDREN OR REPRESENTATIVES OF VINOD T. ZAVER AND/OR MANGLABEN V. ZAVER, LIVING PERSONS
Defendants.

Docket No.: 14-510-IV

FILED
2014 JUL 17 AM 11:57
DAVIDSON CO CHANCERY CT
CLERK & MASTER

ORDER GRANTING PETITION TO QUIET TITLE

This matter came on for final hearing on July 11, 2014; based on the pleadings filed, the facts as presented and based on the Motion for Final Order filed by Plaintiff's the Court finds as follows:

1. This Petition to Quiet Title was filed on April 14, 2014; the real estate which is the subject of this action and this Order is located at 422 Hart Avenue, Nashville, TN 37206, Map and Parcel No. 08208022400; a complete legal description is attached hereto as Exhibit "A" and incorporated herein by reference and is hereinafter described and referred to as "this real estate".

2. Defendants, Vinod T. Zaver and Manglaben V. Zaver have acknowledged service of the Petition and have consented to the granting of the petition; this Acknowledgement of Service and Consent to Petition was filed on June 9, 2014.

BILL GARRETT, Davidson County
Trans:T20140052071 ORDER
Recvd: 07/18/14 14:44 3 pgs
Fees:17.00 Taxes:0.00
20140718-0064096

3. Pursuant to T.C.A. § 29-29-9102, the "unborn parties defendant" were served by publication on April 25, 2014; May 2, 2014; May 9, 2014; and May 16, 2014.

4. This matter is ripe for a Final Order.

THEREFORE, the Court grants the Motion for Final Order; the title to the real estate located at 422 Hart Avenue, Nashville, TN 37206, Map and Parcel No. 08208022400 is hereby deemed "quieted" by the Court such that full title is vested in the Plaintiffs, Jane McCullough and Groundhogs Real Estate, LLC.

Chancellor, Chancery Court of Davidson County, Tennessee

Submitted by:

Keith H. Solomon
Attorney for Plaintiffs

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Brentwood, TN 37027
615-418-8203

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 8TH DAY OF JULY, 2014
CRISTI SCOTT, CLERK & MASTER
BY _____ D.C.

14-R6175 TARR

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 11 on the Plan of LEEK'S SUBDIVISION OF THE ARTHUR TRACT, as of record in Plat Book 547, Page 54, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vinod T. Zaver and Manglaben V. Zaver by deed from Clerk and Master Final Decree Conforming Tax Sale, dated September 21, 2004, and filed of record in Instrument No. 20041005011970S, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.