Davidson County ORDER
Recvd: 11/06/14 07:53 3 pgs
Fees:17.00 Taxes:0.00
20141106-0102366

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

RECEIVED
MAY 14 2014
Dav. Co. Chancery Court

JAMES R. BRATTEN and RICKY L. BRATTEN,	)	
Plaintiffs,	)	**Docket No. 13-252-II**
vs.	)	
GEORGIA ALEXANDER,	)	
Defendant.	)	

FILED
2014 MAY 19 AM 9:42
DAVIDSON CO. CHANCERY CLERK & MASTER

AGREED ORDER

It appearing to the Court as evidenced by the signatures below that the parties have agreed to a settlement in this cause in the manner described hereinafter.

The parties, James Bratten, Ricky Bratten and Georgia Alexander, all heirs at law of Mable Ray Bratten, deceased who was the owner of the real property located at 561 Moss Landing Road, Nashville, Davidson County, Tennessee prior to her death. A Quitclaim Deed from the decedent to Georgia Alexander of said property of record in the Registers Office Davidson County, Tennessee described as instrument number 20091104-0102025 shall be held null and void and shall be sold subject to the following terms and conditions.

The subject property shall be listed with a licensed real estate agent with a brokerage firm selected by Georgia Alexander, for a period of ninety (90) days in the amount of $155,000.00 unless otherwise suggested by listing agent and agreed to by the parties and that any offer received for less than $135,000.00 must be agreed to by all the parties. If there are no pending contracts at the end of the listing period and no other agreement for a sale price has been

accepted, the subject property shall be sold "as is" at absolute auction by an auctioneer selected by Georgia Alexander. The Defendant shall list the property on or before May 31, 2014.

After payment of all cost of sale including but not limited to real estate commissions, advertising cost, title policy, closing attorney and agent closing fees as well as costs of this cause shall be divided with one-half of the net proceeds paid to Georgia Alexander and one-fourth of the net proceeds paid to James Bratten and one-fourth of the net proceeds paid to Ricky Bratten. The parties shall be responsible for paying their respective attorney fees.

The subject property at 561 Moss Landing, Antioch, Davidson County, Tennessee is more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 12, on the Plan of Edge-O-Lake, Section 18-A, of record in Plat Book 5060, Page 9, Register's Office for Davidson County, Tennessee.

The parties further agree that Defendant, Georgia Alexander's Counter-Claim shall be dismissed.

IT IS THEREFORE ORDERED, ADJUDGED, and DRECEED that the deed to the subject property by Quitclaim from Mable Ray Bratten of record in the Register's Office of Davidson County, Tennessee identified as instrument number 20091104-0102025 is hereby declared null and void.

IT IS FURTHER, ORDERED, ADJUDGED, and DECREED that Defendant's Counter-Claim is dismissed.

IT IS FURTHER, ORDERED, ADJUDGED, and DECREED that the property at 561 Moss Landing Road, Antioch, Davidson County, Tennessee shall be listed with a licensed real estate agent with a brokerage firm selected by Georgia Alexander for a period of ninety (90) days in the amount of $155,000.00 unless otherwise suggested by listing agent and agreed to by all the

parties and that any offer received for less than $135,000.00 must be agreed to by all the parties. If there are no pending contracts at the end of the listing period and no other agreement for a sale price has been accepted, the subject property shall be sold "as is "at absolute auction by an auctioneer selected by Georgia Alexander. The Defendant shall list the property on or before May 31, 2014. After payment of all cost of sale including but not limited to real estate commissions, title policy, closing attorney and agent closing fees as well as costs of this cause shall be divided with one-half of the net proceeds paid to Georgia Alexander and one-fourth of the net proceeds paid to James Bratten and one-fourth of the net proceeds paid to Ricky Bratten. The parties shall be responsible for paying their respective attorney fees.

Carol L McCoy

CAROL MCCOY, CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 12th DAY OF Sept. 2014
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

Ronald K. Nevin

RONALD K. NEVIN
Attorney for Defendant
404 James Robertson Parkway
Suite 1850
Nashville, TN 37219
Telephone: 615/244-/7708

Joel F. Gillespie Jr.

Joe F. Gillespie, Jr.
Attorney for Plaintiffs
6408-A Clarksville Highway
Joelton, TN 37080.
Telephone: 615/876-5058

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss
My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017