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JAN 13 2015
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

JIM A. ATTAR and HASSAN ESLAMI)
)
Plaintiffs,)
)
vs.)
)
ERNA MARIE WATSON, JENNIFER MARTIN FITTS INDIVIDUALLY AND AS THE ADMINISTRATOR OF THE ESTATE OF ERNA MARIE FITTS, ROBERT N. WATSON AND BOBBY LYNN CLIFT AND THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.)
)
Defendants.)

FO 41
Case No: 14-1368-I

FILED
2015 JAN 20 AM 11:30
DAVIDSON CO. CHANCERY CT.
BC&M

BILL GARRETT, Davidson County
Trans:T20150005177 ORDER
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20150121-0006030

DEFAULT JUDGMENT

The Motion of the Plaintiffs, Jim A. Attar and Hassan Eslami for a Default Judgment as to Bobby Lynn Clift and her heirs, successors, personal representatives and assigns in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, January 9, 2015. It appears to the Court that the Complaint was filed with this court on September 24, 2014 and that title to the real property described as 1900 Lynnmeade Court, Nashville, Davidson County, Tennessee 37210 (hereinafter the Property) was vested in Plaintiffs pursuant to the Final Decree Confirming Sale in Case No. 12-368-I of record in Instrument Number 20130918-0098187, Register's Office for Davidson County, Tennessee. It appears to this Court that Bobby Lynn Clift was served with a Summons and a copy of the Complaint marked "unclaimed" on or about November 8, 2014. It appears to this Court that no answer or other response has been filed by the

Defendant Bobby Lynn Clift and her heirs, successors, personal representatives and assigns nor has any response been timely filed or served on counsel for the Plaintiffs. It is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiffs in this action are entitled to a Default Judgment against the Defendant, Bobby Lynn Clift , and her heirs, successors, personal representatives and assigns; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 1900 Lynmeade Court, Nashville, Davidson County, Tennessee 37210 (hereinafter the Property) under the Defendant, Bobby Lynn Clift, and her heirs, successors, personal representatives and assigns, except as set forth hereinbelow, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Bobby Lynn Clift and her heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot 17, Belle Acre Subdivision, as shown on plat of record in Plat Book 5200, Page 227, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Robert N. Watson and wife, Erna Marie Watson from Ben Merritt et al of record in Book 5739, Page 839, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to the Plaintiffs herein by Final Decree of record in Instrument 20130918-0098187, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 1900 Lynmeade Court, Nashville, Tennessee 37210
>
> IS vested in the Plaintiffs; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiffs, Jim A. Attar and Hassan Eslami, 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 _____, 2015.

CLAUDIA BONNYMAN
CHANCELLOR

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiffs,
Jim A. Attar and Hassan Eslami
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bob@notestinelaw.com

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 21st DAY OF Jan 2015.
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Default Judgment Order was sent by first class, U.S. mail, postage paid to Bobby Lynn Clift, 631 Westview Drive, Lebanon, Tennessee 37187 on this 12th day of January, 2015. A copy was not served on the remaining Defendants, as the Defendants, were served through Order of Publication and are believed to be deceased.

Robert J. Notestine III