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MAR 24 2015
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

DAVID LILES

Plaintiff,

vs.

KEVIN B. CHAN AND SATYA UNG AND THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.

FO-4

Case No: 14-1828-II

II

FILED
2015 APR -1 PM 4:12
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.

DEFAULT JUDGMENT ORDER

The Motion of the Plaintiff, David L. Liles for a Default Judgment as to Defendants, Kevin B. Chan and Satya Ung and their heirs, successors, personal representatives and assigns in this cause was made pursuant to TRCP 55 and was scheduled to be heard on Friday, March 27, 2015. It appears to the Court that the Complaint was filed with this court on December 29, 2014 and that title to the real property described as 1207 Keller Avenue, Nashville, Davidson County, Tennessee 37207 (hereinafter the Property) was vested in Plaintiff pursuant to the Final Decree Confirming Sale which is of record in Instrument 20140218-0013942, Register's Office for Davidson County, Tennessee. It further appears that the Defendants, Kevin B. Chan and Satya Ung and their heirs, successors, personal representatives and assigns were served with a Summons and a copy of the Complaint by certified mail marked "unclaimed" on January 11, 2015. It also appears to this Court that no answer or other defense has been filed by the Defendants, Kevin B. Chan and Satya Ung and their heirs, successors, personal representatives and assigns nor has any response been timely filed or served on counsel for the Plaintiff. It is hereby

BILL GARRETT, Davidson County
Trans:T20150026218 ORDER
Recvd: 04/08/15 13:14 3 pgs
Fees:17.00 Taxes:0.00
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ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a Default Judgment against the Defendants, Kevin B. Chan and Satya Ung and their 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 1207 Keller Avenue, Nashville, Tennessee 37207 (hereinafter the Property) under the Defendants, Kevin B. Chan and Satya Ung and their 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 Defendants, Kevin B. Chan and Satya Ung and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee being the southerly 150 feet of the westerly 50 feet of Lot No. 8 on the Plan of Keller's Subdivision of the Maxey Home Place, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Said part of Lot No. 8 fronts 50 feet on the Northerly side of Keller Avenue and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to David L. Liles by Final Decree Confirming Sale of record in Instrument 20140218-0013942, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 1207 Keller Avenue, Nashville, Tennessee 37207.

Is vested in the Plaintiff; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the coasts of this cause shall be taxed to the Plaintiff, David L. Liles for which execution may issue, if necessary.

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

ENTERED this _____ day of _____, 2015.

CAROL L. MCCOY,
Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 8th DAY OF April 2015
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff,
David L. Liles
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(615) 297-2413 (fax)
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Motion for Default Judgment, was served on the Defendants, Kevin B. Chan, pro-se and Satya Ung, pro-se, 3826 Sam Boney Drive, Nashville, Tennessee 37211 this 23rd day of March, 2015.

Robert J. Notestine III