IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

| | |
|---|---|
| D218, LLC, a Tennessee limited liability company<br><br>Plaintiff<br>Vs.<br><br>THOMAS MOORE PROPERTIES; NATHAN WRIGHT; AND KAYE LIEN GAYLE WRIGHT<br><br>Defendants | CASE NO. 15-960-I |

RECEIVED
OCT 2 2015
Co. Chancery Court
FILED
2015 OCT -8 PM 1:21
DAVIDSON CO. CHANCERY CT.
OC&M

F04 TT

**ORDER GRANTING MOTION FOR DEFAULT JUDGMENT ON COMPLAINT TO QUIET TITLE AND FOR DECLARATORY RELIEF**

This matter came to be heard before this Court on October 2, 2015, upon the *Motion for Default Judgment on Complaint to Quiet Title and for Declaratory Relief* (the "**Motion**") filed on September 18, 2015, by D218, LLC, a Tennessee limited liability company (the "**Plaintiff**"), seeking a default judgment granting the Plaintiff's claims to quiet title on certain real property identified as Map & Parcel No. 082-03-0-049.00 on the Tax Assessor's Map for Davidson County, Tennessee with a street address of 1105 Joseph Street, Nashville, Davidson County, Tennessee (the "**Property**"), in which Defendants Thomas Moore Properties and Nathan and Kaye Lien Gayle Wright previously had an ownership interest (the "**Defendants**"). Based upon the Motion and the record before the Court, as well as statements of counsel, the Court finds as follows:

1. The Plaintiff filed its original Complaint against Defendants with this Court on August 11, 2015.

2. Subsequent to the filing of Plaintiff's Complaint, Defendant Thomas Moore Properties was served with the Summons and Complaint by process server on August 14, 2015 at its principal place of business, and the Defendant has not filed an answer to that Complaint.

BILL GARRETT, Davidson County
Trans:T20150088442 ORDER
Recvd: 10/16/15 14:56 3 pgs
Fees:17.00 Taxes:0.00
20151016-0105665

3. Subsequent to the filing of Plaintiff's Complaint, Defendants Nathan and Kaye Lien Gayle Wright were served with the Summons and Complaint by process server on August 18, 2015 at their principal place of residence, and the Defendants have not filed an answer to that Complaint.

4. The Plaintiff filed its *Motion for Default Judgment on Complaint to Quiet Title and for Declaratory Relief* with the Court on September 18, 2015, and Defendants have filed no response to the Motion.

5. After considering all pleadings filed in support of Plaintiff's Motion, the Court finds the Motion is well taken and, accordingly, the Plaintiff should be granted the relief requested in its *Complaint to Quiet Title and for Declaratory Relief* (the "**Complaint**") regarding its request that title be quieted so that the Plaintiff be deemed to be the lawful owner of the Property and that Plaintiff be vested with an absolute and unencumbered fee to the Property.

6. Accordingly, the Court finds that Plaintiff is entitled to the relief requested in the Complaint under Tenn. Code Ann. §§ 29-14-102, 29-14-103 and 29-29-105, and, as required under Tenn. Code Ann. § 29-14-107, all persons who have or claim any interest which would be affected by this proceeding have been made parties to this lawsuit.

IT IS THEREFORE,

ORDERED, ADJUDGED, and DECREED that Plaintiff's Motion be, and hereby is, granted in all respects. It is further

ORDERED, ADJUDGED, and DECREED that the title to the Property is hereby quieted, such that Plaintiff is deemed to be the lawful owner and vested with an absolute and unencumbered fee to the Property. It is further

ORDERED, ADJUDGED, and DECREED that all interest held by Defendant Thomas Moore Properties is extinguished by the August 17, 2005 Tax Sale and this Order. It is further

ORDERED, ADJUDGED, and DECREED that all interest held by Defendants Nathan and Kaye Lien Gayle Wright is extinguished by the September 24, 2003 Tax Sale and this Order. It is further

ORDERED, ADJUDGED, and DECREED that all court costs shall be taxed to the Plaintiff for which execution may issue, if necessary.

IT IS SO ORDERED this _____ day of October, 2015.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 16 DAY OF October 2015
CRISTI SCOTT, CLERK & MASTER
BY Beth Welch DEPUTY

Chancellor

PREPARED FOR ENTRY BY:

Leslie A. Garside (BPR #31365)
1104 Fatherland Street
Nashville, TN 37206
615-712-6391 (Ph)

Joshua L. Hunter (BPR #30198)
1104 Fatherland Street
Nashville, TN 37206
615-712-6391 (Ph)

*Attorneys for Plaintiff*