BILL GARRETT, Davidson County
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20151124-0119197

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

2015 JUL 31 PM 4:22
FILED

DAVID L. LILES AND
NANCY J. LILES

Plaintiff,

vs.

GWENDOLYN M. BLAIR AND THE ESTATE OF IVY BLAIR, JR., and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AND THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.

Defendants.

Case No: 15-274-I

RECEIVED
JUN 24 2015
Dav. Co. Chancery Court

DEFAULT JUDGMENT

The Motion of the Plaintiff, David L. Liles and Nancy J. Liles, for a Default Judgment, against Defendants, Mortgage Electronic Registration Systems, Inc. and the Estate of Ivy Blair, Jr. 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, June 12, 2015. It appears to the Court that the Complaint was filed with this court on March 4, 2015 and that title to the real property described as 2549 Bethwood Drive, Nashville, Davidson County, Tennessee 37207 (hereinafter the Property) was vested in Plaintiffs pursuant to the Final Decree Confirming Sale of record in Instrument 20140218-0013941, Register's Office for Davidson County, Tennessee. It appears to the Court that the Defendant, Mortgage Electronic Registration Systems, Inc. and its heirs, successors, personal representatives and assigns were served with a summon and copy of the Complaint by certified mail marked "unclaimed" on March 13, 2015. It further appears to this Court that the Defendant, the Estate of Ivy Blair, Jr. was served by Order of Publication

published in The Tennessean on March 13, 2015, March 20, 2015, March 27, 2015 and April 3, 2015. It also appears to this Court that no answer or other defense has been filed by the Defendants, Mortgage Electronic Registration Systems, Inc. or the Estate of Ivy Blair, Jr. or their 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 Defendants, Mortgage Electronic Registration Systems, Inc. and the Estate of Ivy Blair, Jr. 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 2549 Bethwood Drive, Nashville, Davidson County, Tennessee 37207 under the Defendants, Mortgage Electronic Registration Systems, Inc. and the Estate of Ivy Blair, Jr. and their heirs, successors, personal representatives and assigns, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants, Mortgage Electronic Registration Systems, Inc. and the Estate of Ivy Blair, Jr. and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 108 on the plan of Shepardwood S/D Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 61.28 feet on the southerly margin of Bethwood Drive and runs back 136.15 feet on the westerly line and 127.01 feet on the easterly line to a dead line in the rear, on which is measures 79.75 feet.
>
> Being the same property conveyed to David L. Liles and Nancy J. Liles by Final Decree Confirming Sales of record in Instrument 20140218-0013941, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2549 Bethwood Drive, Nashville, Tennessee 37207

IS vested in the Plaintiffs; and

IT IS FURTHER ORDER, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiffs, David L. Liles and Nancy J. Liles for which execution may issue, if necessary.

ENTERED this _____ day of _____, 2015.

CLAUDIA BONNYMAN
Chancellor

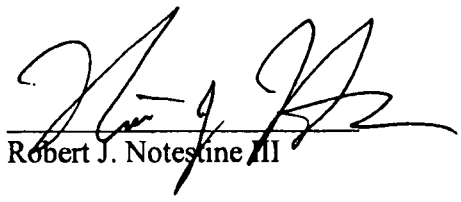
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 23 DAY OF November 2015
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiffs,
David L. Liles and Nancy J. Liles
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(615) 297-1568, Ext. 11
(615) 297-2413 (fax)
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing default judgment was sent by first class U.S. mail, postage prepared to Mortgage Electronic Registration Systems, Inc., 155 Spring Hill Road, Vienna, VS 22182, on this 23rd day of June, 2015. No copy was sent to the Estate of Ivy Blair, Jr. as it was served by order of publication and its location is unknown. Upon information and belief and based on a document filed with this Court, Defendant Gwendolyn M. Blair is deceased.



Robert J. Notestine III