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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
2016 FEB -4 AM 10:56
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SOUTHWEST REALTY INVESTMENT GROUP AND EQUITY TRUST COMPANY CUSTODIAN f/b/o EDWARD W. MEEK IRA AND EDWARD W. MEEK

Plaintiff,

vs.

Case No: 15-507-IV

I.A.B. CORPORATION a/k/a I.A.B., INC, AND ITS HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.

Defendants.

FO4

BILL GARRETT, Davidson County
Trans:T20160011300 ORDER
Recvd: 02/10/16 12:02 4 pgs
Fees:22.00 Taxes:0.00
20160210-0012895

DEFAULT JUDGMENT

The Motion of the Plaintiffs, Southwest Realty Investment Group and Equity Trust Company Custodian f/b/o Edward W. Meek IRA and Edward W. Meek, in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, January 15, 2016. It appears to the Court that the Complaint was filed with this court on April 22, 2015, and that title to the real properties described as 3236, 3240, and 3242 Hummingbird Drive, Nashville, Davidson County, Tennessee 37203 (hereinafter the Property) was vested in Plaintiffs pursuant to the Deed of record in Instrument Numbers 20091029-0100021, 20091029-00022, and 20091029-0100023, Register's Office for Davidson County, Tennessee. It appears to this Court that the Defendant, I.A.B Corporation a/k/a I.A.B., Inc. and its heirs, successors, personal representatives and assigns were served by an Order of Publication published in the Tennessean on October 16, 2015, October 23, 20105, October 30, 2015 and November 15, 2015. It also appears to this Court that no answer or other defense has been filed by the Defendant, I.A.B Corporation a/k/a

I.A.B., Inc. and its 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 is entitled to a Default Judgment against the Defendant, I.A.B Corporation a/k/a I.A.B., Inc. and its heirs, successors, personal representatives and assigns; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real properties known as 3236, 3240, and 3242 Hummingbird Drive, Nashville, Davidson County, Tennessee 37203 (hereinafter the Property) under the Defendant, I.A.B Corporation a/k/a I.A.B., Inc. and its 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 Defendant, I.A.B Corporation a/k/a I.A.B., Inc. and its heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being Lots 2, 3, and 4, Treppard Heights, Section 7A, as shown on plat of record in Plat Book 5210, Page 127, 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 by Final Decree Confirming Sale as recorded on the 22nd day of January, 2008, in Instrument No. 20080122-0006583: Affidavit of Correction as recorded on the 29th of October, 2009, in Instrument No. 20091029-0100022: Final Decree Confirming Sale as recorded in Instrument No. 20080122-0006584, and in Instrument No. 20080122-0006586: Affidavit(s) of Correction as recorded in Instrument No.(s) 20091029-0100021 and 20091029-0100023, in the Register's Office of Davidson County, Tennessee.
>
> Also, Being part of Quitclaim Deed from Peter Marcum to IAB Corporation as recorded on the 6th day of April, 1998, in Deed Book 10873, Page 831 and part of Deed from Phillip Edward Arrington, a single man, to Peter Marcum, DBA I.A.B>

Corporation as recorded on the 5th day of May, 1997, in Deed Book 10442, Page 69, in the Register's Office of Davidson County, Tennessee.

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, Southwest Realty Investment Group and Equity Trust Company Custodian f/b/o Edward W. Meek IRA and Edward W. Meek, for which execution may issue if necessary.

ENTERED this _____ day of _____, 2015.

Russell Perkins
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 10th DAY OF February 2016
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiffs,
Southwest Realty Investment Group and Equity Trust Company Custodian f/b/o Edward W. Meek IRA and Edward W. Meek BPR #12195
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
(615) 297-1568, Ext. 11
(615) 297-2413 (fax)

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of this Motion was not sent to the Defendant, as its whereabouts are unknown and is believed to be out of business or outside the State of Tennessee.

Robert J. Notestine III