BILL GARRETT, Davidson County
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Dav. Co. Chancery Court

268

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

ALEX CRAW)
)
Plaintiff,)
)
vs.) Case No: 15-1450-II
)
)
STEPHANY F. PRICE, TENNESSEE)
DEPARTMENT OF REVENUE,)
LAURA M. JOHNSON, a/k/a LAURA)
MAE JOHNSON, MARY ANN COSBY)
AND THEIR HEIRS, SUCCESSORS,)
PERSONAL REPRESENTATIVES)
AND ASSIGNS.)
)
Defendants.)

N.F

FILED
2016 APR 14 PM 4:12
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.

DEFAULT JUDGMENT

The Motion of the Plaintiff, Alex Craw, for a Default Judgment as to Defendant, Mary Ann Cosby 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, March 24, 2016. It appears to the Court that the Complaint was filed with this court on December 2, 2015, and that title to the real property described at 1 Claiborne Street, Nashville, Davidson County, Tennessee 37210 (hereinafter the Property) was vested in Plaintiff pursuant to the Deed of record in Instrument Number 20140828-0078810, Register's Office for Davidson County, Tennessee. It appears to this Court that the Defendant, Mary Ann Cosby and her heirs, successors, personal representatives and assigns were served by certified mail on January 4, 2016. It also appears to this Court that no answer or other defense has been filed by the Defendant, Mary Ann Cosby and her heirs,

successors, personal representatives and assigns nor has any response been timely filed or served on counsel for the Plaintiff. It is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a Default Judgment against the Defendant, Mary Ann Cosby 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 1 Claiborne Street, Nashville, Davidson County, Tennessee 37210 (hereinafter the Property) under the Defendant, Mary Ann Cosby 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 Defendant, Mary Ann Cosby and her heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being the southerly 35 feet, 9 inches of Lot Nos. 436, 437 and 438 on the Map of Maury and Claiborne's Subdivision, as of record in Book 332, Page 5, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot Nos. 436, 437 and 438 fronts 35 feet, 9 inches on the easterly side of Claiborne's Street and runs back between parallel lines, with the northerly margin of Trimble Street, 120 feet to a dead line.
>
> Being the same property conveyed to Alex Craw by Final Decree Confirming Sale of record in Instrument 20140828-0078810, in the Register's Office for Davidson County, Tennessee

This is improved property commonly known as 1 Claiborne Street, Nashville, Tennessee 37207.

IS vested in the Plaintiffs; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiff, Alex Craw, for which execution may issue if necessary.

ENTERED this _____ day of _____, 2016.

CAROL MCCOY
CHANCELLOR

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff,
Alex Craw
BPR #12195
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
(615) 297-1568, Ext. 11
(615) 297-2413 (fax)

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 2 DAY OF May 20 16
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Motion for Default Judgment, was sent by first class U.S. mail to: Stephany F. Price, 1463 Bell Road, Nashville, TN 37211, Mary Ann Cosby, 811 2nd Avenue, Athens, AL 35611, Tennessee Department of Revenue, 425 5th Avenue, North, #2, Nashville, TN 37243 and William N. Helou, attorney for Laura Mae Johnson, 2817 West End Avenue, Suite 126-107, Nashville, TN 37203 on this 4th day of April, 2016.

Robert J. Notestine III