In the Chancery Court for Davidson County, Tennessee

Twentieth Judicial District, Nashville, Tennessee

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NOV 10 2016
Dav. Co. Chancery Court

JAMES E. BROWN,

Plaintiff,

vs.

ROGER L. BOSTIC, ET AL.,

Defendants.

Foyle
Civil Action Number: 16-637-IV

FILED
2016 DEC -6 AM 9:45
DAVIDSON CO. CHANCERY CT
CLERK & MASTER
DC

FINAL JUDGEMENT AND ORDER
QUIETING PLAINTIFF'S TAX TITLE

This matter came before the Court on October 7, 2016, on Plaintiff's Motion for Judgment on the Pleadings in Lieu of Judgment by Default quieting the tax title to his property at 3227 Kings Lane, Nashville, Tennessee 37218 (the "Property"), with the Plaintiff appearing *pro se*. The Defendants, Roger L. Bostic, et al., appeared before the Court but did not file responsive pleadings in opposition to the Complaint or the Plaintiff's Motion for Judgment on the Pleadings. The matter was submitted to the Court for decision on the pleadings. And good cause appearing, and the Court having made and issued its Findings of Fact and Conclusions of Law, and for the reasons set forth in the Memorandum Opinion and Order Granting Plaintiff's Motion for Judgment on the Pleadings filed contemporaneously herewith,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED AS FOLLOWS:

That plaintiff was as of January 18, 2006, and on June 17, 2016, the date of the commencement of this action, and now holds, absolute and unencumbered fee simple title to the real property at 3227 Kings Lane, Nashville, Tennessee 37218, and more particularly described as follows:

BILL GARRETT, Davidson County
Trans:T20160107202 ORDER
Recvd: 12/06/16 14:13 4 pgs
Fees:22.00 Taxes:0.00
20161206-0128015

Tract 1: LAND in Davidson County, Tennessee, being Lot "A" and "B" of the Second Addition to Trappard Heights Subdivision, Section 7, as of record in Book 4470, page 62, Register's Office for Davidson County, Tennessee.

SAID Lot "A" fronts 75 feet on the southerly margin of Kings Lane and extends back 302.0 feet on the easterly side and 302.54 feet on the westerly side to a line in the rear measuring 75 feet thereon.

Said Lot "B" fronts 65 feet on the southerly margin of Kings Lane and extends back 302.54 feet on the easterly side and 306.5 feet on the westerly side to a broken line in the rear measuring 64.0 feet thereon.

BEING the same property conveyed to Levi Cole by deed from James B. Howard, Jr. and wife, Mary E. Howard, of record in Book 4657, page 850. Register's Office for Davidson County, Tennessee; the said Levi Cole having since died, and, by will of record in Will Book 139, page 560, Probate Court for Davidson County, Tennessee, devised said property in fee to the said Thomas L. Bostic.

Tract II: Land in Davidson County, Tennessee, described as follows:

BEING part of Lot No. 29 of Black & Whiteside Addition, and fronting 43 feet on the east side of Cherry Street in the City of Nashville, Davidson County, Tennessee, and running back 130-1/2 feet.

BEING the same property conveyed to Mayme V. Cole, by deed from Levi Cole, of record in Book 4790, page 674, Register's Office for Davidson County, Tennessee; the said Mayme V. Cole having since died intestate, leaving Levi Cole as her sole surviving heir-at-law; and, the said Levi Cole having since died, and devised said property in fee to the said Thomas L. Bostic, by will of record in Will Book 139, page 560, Probate Court for Davidson County, Tennessee.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED THAT:

(1) No person other than Plaintiff, James E. Brown, now has any estate, right, title, interest, or claim in or to the real property, or any part of the real property, either legal or equitable, present or future, vested or contingent;

(2) no person, including Defendants, now has any mortgage or other lien of any description on the real property or any part thereof, either legal or equitable, present or future, vested or contingent;

(3) Plaintiff's is declared the unencumbered, and absolute, fee simple owner of the real property known as 3227 Kings Lane, Nashville, Tennessee 37218, as of record in the Office of the Register of Deeds for Davidson County as Instrument Number 20060201-0012634; and

(4) the Plaintiff is awarded judgment barring any future claim of Defendants, their successors, and assigns, and anyone or anything in the whole world claiming to act for or under them, or interest they may have had in and to the subject property.

The costs of this action are taxed to the Plaintiff.

RUSSELL T. PERKINS
Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 6th DAY OF December 2016
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

MAILED
12/6/16

APPROVED FOR ENTRY:



JAMES E. BROWN
614 McLEMORE AVENUE
SPRING HILL, TN 37174
(615) 243-6138
Plaintiff, pro se

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the _____ day of _____, 2016, a true copy of the foregoing Judgment and Order was served by First Class Mail, postage prepaid, on the following parties:

Mr. Roger L. Bostic, Sr.	Mrs. Shelly Elaine Patton	James E. Brown
1062 Louisville Highway	215 Prospect Avenue	614 McLemore Avenue
Goodlettsville, TN 37072	South Pittsburg. TN 37380	Spring Hill, TN 37174

_____
Deputy Clerk and Master