IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

TERRELL STARKS Plaintiff, vs. BEN ADAMS, ANNA MARY ADAMS, BRENDA ROMINES, MAURICE ROMINES, DAWN MARIE ADAMS, BOBBY DALE ADAMS, TOMMY ADAMS, JOYCE ROMINES, EDDIE ADAMS, MARY PRICE, NAOMI BLAYLOCK, DONNA WALTERS, MICHAEL S. ROUSE, TAMMY L. ROUSE, LUCILLE ADAMS DILLON STILL, MARTHA EDISON, JOANN JACKSON, AND THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS. Defendants.	)	NF Case No: 16-865-III

RECEIVED
NOV 16 2016
Dav. Co. Chancery Court

FILED
2016 NOV 22 PM 3:13
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

BILL GARRETT, Davidson County
Trans:T20170007266 ORDER
Recvd: 01/25/17 14:10 4 pgs
Fees:22.00 Taxes:0.00
20170125-0008251

DEFAULT JUDGMENT

The Motion of the Plaintiff, Terrell Starks, for a Default Judgment as to Defendant, Dawn Marie Adams 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, November 18, 2016. It appears to the Court that the Complaint was filed with this court on August 5, 2016, and that title to the real property described at 1444 Mohawk Trail, Madison, Davidson County, Tennessee 37115 (hereinafter the Property) was vested in Plaintiff pursuant to the Final Decree Confirming Sale which is of record in Instrument 20160218-0015446, Register's Office for Davidson County,

Tennessee. It appears to this Court that the Defendant, Dawn Marie Adams and her heirs, successors, personal representatives and assigns were served by certified mail on September 2, 2016. It also appears to this Court that no answer or other defense has been filed by the Defendant, Dawn Marie Adams or 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, Dawn Marie Adams 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 1444 Mohawk Trail, Madison, Davidson County, Tennessee 37115 (hereinafter the Property) under the Defendant, Dawn Marie Adams 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, Dawn Marie Adams and her heirs, successors, personal representatives and assigns in the real property described as follows:

> Being Lot No. seventy six (76) on the Map of Nawakwa Hills, Powwow Addition Section No. three (3) as per survey and plan made by Erle Drake, County Surveyor, Davidson County, Tennessee, January 17th, 1935 and record in Book 974, Page 25, Register's Office of Davidson County, Tennessee, to which plan reference is here made for as complete and accurate description as if fully copied herein.
> Said Lot No. 76 being the same lot conveyed to Evelyn Christine King et al. by Nawakwa Hills Estates Inc. by Deed of Record in Book 1036, Page 334, R.O.D.C. Tennessee.

Being the same property transferred to Terrell Starks by Final Decree Confirming Sale of record in the Register of Deeds of Davidson County, Tennessee as recorded in 20160218-0015446, Register's Office for Davidson County, Tennessee.

This is improved Property commonly known as 1444 Mohawk Trail, Madison, Tennessee 37115.

IS vested in the Plaintiff; and

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

ENTERED this _____ day of _____, 2016.

ELLEN HOBBS LYLE
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 25 DAY OF January 2017
MARIA M. SALAS, CLERK & MASTER
BY Vicki Bailey
DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff,
Terrell Starks
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 the foregoing Default Judgment, was sent by first class U.S. mail to: Brenda Romines, 347 McArthur Drive, Madison, Tennessee 37115-2905; Maurice Romines, 347 McArthur Drive, Madison, Tennessee 37115-2905; Dawn Marie Adams, 16508 E. 167th Street S., Bixby, Oklahoma 74008-7336; Bobby Dale Adams, 406 E. Ridge Ct., Hartsville, Tennessee 37074; Eddie Adams, 90 Rolling Acres Loop, Hartsville, Tennessee 37074; Naomi Blaylock, 1309 Mohawk Trail, Madison, Tennessee 37115; Donna Walters, 1445 Mohawk Trail, Madison, Tennessee 37115-5605; Michael S. Rouse, 1299 White Dove Lane, Vinton, Virginia 24179; Mary Price, 1340 Substation Road, Pleasant View, Tennessee 37146; Tommy Adams, 2985 Trousdale Ferry Pike, Lebanon, Tennessee 37087 on this 16th day of November, 2016. I hereby certify that a true and exact copy has not been sent to any other of the remaining Defendant as their whereabouts are unknown and they are believed to be deceased or out of business or reside outside the State of Tennessee.

Robert J. Notestine III