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OCT 20 2017
Davidson Co. Chancery Court

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

SUNTRUST BANK	)	
	)	
Plaintiff,	)	F.O-6
	)	
vs.	)	**CASE NO. 17-0716-II**
	)	T
JAMES A. DIXON; AMERICAN FINANCE COMPANY	)	
	)	
	)	
	)	
Defendants.	)	

FILED
2017 OCT 30 PM 4:35
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. &M

ORDER GRANTING DECLARATORY JUDGMENT AND QUIET TITLE

This cause of action having been submitted to the Court for hearing on October 20, 2017 upon the Motion for Judgment on the Pleadings on behalf of SunTrust Bank ("SunTrust" or "Plaintiff"), and there being no opposition to the Motion, this Court finds that:

1. The Plaintiff filed its Summons and Complaint for Declaratory Judgment/Quiet Title (the "Complaint") on July 13, 2017.

2. Defendant American Finance Company ("American Finance") has been administratively dissolved by the Tennessee Secretary of State since September 19, 2003.

3. Service upon American Finance has been accomplished through the Tennessee Secretary of State pursuant to T.C.A. § 48-15-104(b).

4. Neither American Finance, nor any successor entity, has filed an Answer in this matter.

5. The relief sought in the Complaint is sought from American Finance and that James Dixon is named in this matter solely because he is the current legal owner of the property at issue and no affirmative relief is sought as to him nor is his interest in the subject property sought to be impaired.

Bill Garrett Davidson County
Batch# 26300 ORDER
11/16/2017 10:22:43 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171116-0117766

6. Plaintiff's Motion for Judgment on the Pleadings is well taken and proper and should be granted as no Response has been filed.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. Plaintiff's Motion for Judgment on the Pleadings is hereby granted;

2. Legal title to the property located at 2420 Fairbrook Drive, Nashville, Davidson County, Tennessee 37214 (more fully described on the attached Exhibit A, the "Property") is quieted in the name of James Dixon, subject to Plaintiff's deed of trust recorded at instrument number 20031022-0156269 of the Davidson County Register of Deeds and as subsequently modified (the "Deed of Trust")[1];

3. The deed of trust of American Finance recorded at Book 9612 Page 995 of the Davidson County Register of Deeds is hereby declared fully satisfied and said deed of trust is hereby released and is no longer a lien upon the Property;

4. That a copy of this Order be recorded with the Davidson County Register of Deeds cross-referencing the Deed of Trust recorded at instrument number 20031022-0156269.

5. That this is a final order in this matter and court costs shall be taxed to the Plaintiff.

ENTERED this the _____ day of _____, 2017.

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

William E. Young
Chancellor

[1] The Deed of Trust was modified by the parties as shown at instruments 20050321-0030426 and 20060607-0067270 recorded in the Davidson County Register of Deeds.

APPROVED FOR ENTRY:

BROCK & SCOTT, PLLC

Nicholas H. Adler (BPR #023469)
6 Cadillac Drive, Suite 140
Brentwood, TN 37027
Phone: 615-550-7697
Facsimile: 615-550-8484

Attorneys for the Plaintiff

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE, TO WIT:

BEING LOT NUMBER 8A, ON THE ZONE LOT DIVISION OF LOTS 8, 9 & 10 ON THE PLAN OF CABIN HILL, SEC. 1, OF RECORD IN PLAT BOOK 6250 AT PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF TITLE: BOOK 8014 PAGE 892.

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been sent by first class U.S. Mail, postage prepaid, to the defendants at the addresses listed below on this the 20 day of October, 2017.

James A. Dixon
6521 Arvington Way
Antioch, TN 37013

Nicholas Adler