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DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AT NASHVILLE

Woodbine Community Organization, Inc. Petitioner,	)
VS	)
James V. and Maude E. Butler Respondents	)

FOR-TI
Case No. 17-086211V

FILED
2018 JAN 18 PM 12:54
DAVIDSON CO. CHANCERY CT
CLERK
DC&M

ORDER FOR DEFAULT JUDGMENT

This Motion for Default Judgment came to be heard on the 12th day of January 2018, upon the Petition to Quiet Title, the Petitioner's Motion for Default Judgment, and the entire record herein from all of which the Court finds as follows:

1. The petition to quiet title was filed on August 11, 2017.
2. The Petitioner attempted to serve Respondents by certified mail, however the mail was returned as undeliverable.
3. Petitioner's motion for publication was granted and publication ran on 11-3-2017, 11-10-2017, 11-17-2017, and 11-24-2017.
4. The Respondents have filed no response as of 12-26-2017.

Based on the aforesaid findings of fact, it is hereby ORDERED, ADJUDGED, AND DECREED the following:

1. A default judgment is granted against the Respondents.
2. All rights of redemption have expired, and therefore, have been extinguished as to the Property.
3. Title to the real property described as follows is divested out of James V. and Maude E. Butler and vested in Woodbine Community Organization, Inc. (WCO):

Being the westerly 25 feet of lot No. 29 and the easterly 15 feet of lot No. 30 on the Map of Bransford Realty Company's Re-subdivision of part of Manlove's Addition, as of record in book 421, page 53, Register's Office of Davidson County, Tennessee.

Said parts of lots Nos. 29 and 30 front together 40 feet on the northerly side of Knowles, formerly Thompson, Street, as widened, and run back between parallel lines 140 feet, more or less, to an alley

This unimproved property known as 1708 Knowles Street, Nashville, Tennessee 37208

4. Petitioner has "perfect title" to the Property, and therefore, any and all claims, liens, or other interests in the Property as of the time of sale, including those of Respondents, are quieted.

5. The Court costs are adjudged against Petitioner.

Signed this _____ day of January, 2018.

Russell T. Perkins
Chancellor

APPROVED FOR ENTRY:

/s/ Jonathan Faught

Jonathan S. Faught No. 23258
The Law Office of Jonathan S. Faught, LLC
155 Franklin Road, Ste 120
Brentwood, TN 37027

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 8th DAY OF March 2018
MARIA M. SALAS, CLERK & MASTER
BY Beth Welch
DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing order has been sent by United States mail, prepaid postage to:

James V. and Maude E. Butler
1708 Knowles Street
Nashville, TN 37208

On this the 26rd day of December, 2017.

/s/ Jonathan Faught

Jonathan S. Faught