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ORDER
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1/9/2018 12:34 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AT NASHVILLE

Woodbine Community Organization, Inc.
Petitioner,

VS

L. and Lula Landers
Respondents

FOUR - TT
Case No. 17-086[illegible]IV

FILED
2018 JAN 18 PM 12:54
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
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 L. and Lula Landers and vested in Woodbine Community Organization, Inc. (WCO):

   Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 1 and 3, and part of Lot No. 2 of the James Hamilton Tract of record in Book 332, page 166, Register's Office for Davidson County, Tennessee.

   Said Lot No. 25 fronts 39 feet on the south side of Heiman Street and runs back between parallel lines 153 feet, more or less, to an alley.

   This unimproved property known as 1603 Heiman 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.

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 _____
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:

L. and Lula Landers
3614 Columbia Parkway
Decatur, Georgia 30034

On this the 26rd day of December, 2017.

/s/ Jonathan Faught

Jonathan S. Faught