IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

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Dav. Co. Chancery Court
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THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-HS1 ASSET BACKED PASS-THROUGH CERTIFICATES	Case No. 18-0573-I
Plaintiff	
v.	
CARMEN M. NARANJO	
Defendant	

AGREED ORDER

Comes the Plaintiff The Bank of New York Mellon Trust Company, N.A. as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for certificate holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1 Asset Backed Pass-Through Certificates (the "Plaintiff" or "BONY") and Defendant Carmen M. Naranjo ("Naranjo"), by and through counsel, and state as follows:

1. On or about September 18, 2003 Jose J. Naranjo executed a Note in the principal amount of $164,000.00 in favor of Southstar Funding, LLC. Concurrently with the execution of the above-mentioned Note, Carmen M. Naranjo and Jose J. Naranjo executed a Deed of Trust granting Southstar Funding, LLC a security interest in the real property and improvements commonly known as 7332 Highway 70 South, Nashville, TN 37221 (the "Property"). Plaintiff is the current owner and holder of the Note and beneficiary of the Deed of Trust dated September 18, 2003.

Bill Garrett Davidson County
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Fees: $17.00 Taxes: $0.00
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2. A foreclosure sale of the Property was held on March 19, 2013 whereby Plaintiff was the highest and best bidder. The Successor Trust conveyed the Property to Plaintiff via a Successor Trustee's Deed on March 25, 2013, which was duly acknowledged and filed for record with the Davidson County Register's Office as Instrument No. 20130328-0030485.

3. The parties are unaware of any other liens on the Property.

4. Naranjo asserts that the foreclosure occurred in violation of the terms of a plan of reorganization approved by order entered April 5, 2011 by the U.S. Bankruptcy Court for the Middle District of Tennessee, Case No. 310-03915.

5. Jose J. Naranjo died on February 6, 2018. Upon his death, all rights, interest and title he possessed in the Property were transferred to his wife, Carmen Naranjo, by operation of law.

6. The parties have agreed to rescind the prior foreclosure and resolve this instant matter.

AND NOW, the Court having considered the agreement of the parties and all other relevant factors it is hereby:

ORDERED, ADJUDGED AND DECREED that the prior foreclosure of the Property located at 7332 Highway 70 South, Nashville, TN 37221 be rescinded, and all rights, title, and claims of the parties be reinstated as if the foreclosure sale never took place;

ORDERED, ADJUDGED AND DECREED that the Successor Trustee's Deed dated March 25, 2013, which was duly acknowledged and filed for record with the Davidson County Register's Office as Instrument No. 20130328-0030485 is hereby stricken and void;

ORDERED, ADJUDGED AND DECREED any claim, right, title or interest in the Property that might be held by the Defendant be declared junior, subordinate and inferior to any and all claims, right, title and interest held by Plaintiff;

ORDERED, ADJUDGED AND DECREED that Plaintiff hereby has a first lien position on the Property located at 7332 Highway 70 South, Nashville, TN 37221;

ORDERED, ADJUDGED AND DECREED that the parties may record this Order with the Davidson County Register of Deeds.

Court costs are assessed against the Plaintiff.

~~ENTERED~~ this _____ day of _____, 2018.

CHANCELLOR

Approved for Entry:

Robert T. Lieber Jr., BPR #035829
rlieber@mwzmlaw.com
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 Maryland Way, Suite 404
Brentwood, TN 37027
(615) 238-3586
Attorneys for Plaintiff

William L. Norton, III, BPR #010075
bnorton@bradley.com
BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700
Nashville, TN 37203
(615) 244-2582
Attorneys for Defendant

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 11th DAY OF June, 2018
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY