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Dav. Co. Chancery Court

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE**

**IMSEVEN, LLC**

**Plaintiff,**

**v.**

**JO MARIE MANGRUM,**
**BANK OF AMERICA, N.A.,**
**and**
**ANY HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS OF THE FOREGOING NAMED PARTIES,**

**Defendants.**

FO4TT
**Case No. 19-105-IP**

CLERK & MASTER
DAVIDSON CO. CHANCERY
D.C.

FILED
2019 APR -4 AM 11:54

Karen Johnson Davidson County
Batch# 227682 ORDER
05/09/2019 08:47:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190509-0043389

**ORDER**

Plaintiff Imseven, LLC has moved this Court, pursuant to Rule 55.01 of the Tennessee Rules of Civil Procedure, for a default judgment against Defendants Jo Marie Mangrum and Bank of America, N.A. Based upon Plaintiff's motion, the failure of Defendants to file a response to this motion and the record in this case, this Court finds (1) that Defendant Jo Marie Mangrum was served on January 25, 2019 and did not serve an answer within the time required by law, (2) that Defendant Bank of America, N.A. was served on ~~April~~ January 19 25, 20~~16~~ and did not serve an answer within the time required by law, (3) that the Property that is the subject of this lawsuit is described as:

EHL

Map & Parcel No.: 119-13-34.00

Street Address: 3020 Harlin Drive

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of an addition to and a revision of Lot Nos. 93, 94, 95, 96, and 97 of H.G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 75 feet on the easterly margin of Harlin Drive and extends back 180.0 feet on the northerly line and 179.4 feet on the southerly line to a dead line in the rear, measuring 73.9 feet thereon.

Being the same property conveyed to Jerry W. Mangrum, et ux. Jo Marie Mangrum, by deed from John R. Hopkins et ux. Barbara Hopkins, of record in Book 4509, page 952, Register's Office for Davidson County, Tennessee; and subsequently conveyed to Jo Marie Mangrum by quitclaim deed from Jerry W. Mangrum, of record in Book 11173, Page 375, said Register's Office; and subsequently conv eyed to IMSEVEN, LLC, by Final Decree Confirming Sale of record as instrument number 200511070134643, said Register's Office. (the "Subject Property")

It is, therefore, ORDERED, ADJUDGED and DECREED, that Plaintiff's motion for default is granted and judgment is entered in this matter in favor of Plaintiff Imseven, LLC and against Defendants Jo Marie Mangrum and Bank of America, N.A., with the costs of this action taxed against the Plaintiff.

It is further ORDERED, ADJUDGED and DECREED, that title to the Property is vested solely in Imseven, LLC and that it may sell the Property free and clear of any right, title and interest of Defendants.

Entered this _____ day of _____, 2019.

Ellen Hobbs Lyle
JUDGE

Approved for Entry:

Thomas J. Elmlinger, BPR #12064
Attorney for Plaintiff
1616 Westgate Circle, Suite 349
Brentwood, TN 37027
(615) 844-6280
Email: tomelmlaw@comcast.net

## CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing Order was served by regular U.S. mail, postage prepaid, upon

Bank of America, N.A.
Legal Order Processing
P.O. Box 15047
Wilmington, DE 1980-5047

Jo Marie Mangrum
202 Eisenhower Drive
Ashland City, TN 37015

this 29 day of March, 2019.

Thomas J. Elmlinger

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 15th DAY OF April 2019
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

RULE 58 CERTIFICATION

A Copy of this order has been served by U. S. Mail upon all parties or their counsel named above.

CS
Deputy Clerk and Master
Chancery Court

4-4-19
Date