



Ivy N. Cadle

Shareholder

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Ivy Cadle, managing shareholder for Baker Donelson's Atlanta office, is an advocate for property rights in the areas of real estate, eminent domain, land use, zoning, conservation easements and commercial lending litigation. Ivy is also a certified public accountant.

In his law practice, Ivy advocates for property and real estate owners and helps them find solutions to complicated problems. From the outset, his approach is guided by his extensive jury trial experience. As a licensed certified public accountant, he also understands his clients' financial metrics and the risks to their property. Ivy takes ownership of his clients' legal concerns and counsels them with the heart of a teacher. By taking ownership of their legal risk, Ivy allows his clients to get back to their core business sooner so they can do what they do best.

Ivy has established himself as a leading "dirt lawyer" – routinely handling real estate and property litigation, including eminent domain, land use and zoning issues, and conservation easements – across Georgia, with a focus on the Atlanta-metro, its outlying towns, including Marietta, Alpharetta, Lawrenceville, McDonough, Douglasville, Cumming, and other metropolitan areas like Macon, Savannah, Columbus, and Augusta, Georgia. Ivy is a skilled problem solver who strives to provide business solutions to clients at every stage of a dispute from risk assessment through appeal. Having managed hundreds of cases through the litigation life cycle, he capably handles early resolution and dismissal of actions, complex motions practice, and trial in state and federal courts. Ivy brings his litigation experience to the table when he negotiates and implements real estate solutions concerning land use plans, real property appraisals, business valuations and conservation easements.

Ivy represents companies of all sizes in complex business litigation and counsels them on regulatory compliance and data security, across a broad range of industries – including real estate, health care, financial services, and telecommunications. His clients include oil and gas interests, fast food franchisors and franchisees, hotel investors, private medical practices, hospitals, insurance companies, cellular service providers, banks, mortgage servicers, commercial, shopping center and office developers, national drugstore chains, residential real estate developers, convenience store chains and a variety of individually owned enterprises, and business operations.

Ivy is a mediator and registered neutral with the Georgia Commission on Dispute Resolution. His extensive involvement in the State Bar of Georgia and the Mercer alumni networks gives him access to contacts in courthouses statewide. Outside of the office, Ivy serves as an adjunct professor of law at the Mercer University School of Law where he teaches Accounting for Lawyers. He is also an aviation enthusiast, and he currently holds a multi-engine commercial certificate with an instrument rating.



Representative Matters

Real Estate and Eminent Domain

- Tried to successful conclusion by jury trial a condemnation case involving a metro Atlanta auto repair franchisee. The Department paid no compensation for the loss of business when the property was condemned, and judgment for \$1.15 million was entered for business loss award to client.

- Settled taking of 2.9 acres of property located in Sandy Springs in north Atlanta perimeter area. Settlement was for \$7 million. Property was taken as part of a city center project for the construction of a combined city hall and performing arts complex to be surrounded by a park. Settlement represented a 100 percent increase over the city's appraisal.
- Negotiated a \$1.1 million settlement of a condemnation case on the eve of a 4-day jury trial. The case concerned an undeveloped commercial outparcel along I-85 in southwest metro Atlanta and involved complicated historical issues. The settlement was nearly twice what the condemnor estimated as just and adequate compensation.
- Tried to successful conclusion a jury trial involving damage to access of hotel property in central Georgia. Jury award resulted in recovery 400 percent higher than sums offered by the Georgia Department of Transportation (GDOT).
- Obtained jury award after jury trial for mineral bearing property located in central Georgia that was 54 times higher than GDOT's initial estimate resulting in a judgment after interest for a sum 80 times higher than the original payment to the clerk of court.
- Successfully defended a business loss claim by a major fast food franchisee in central Georgia resulting from a total taking of the franchised site. The jury trial judgment was 320 percent higher than sums originally paid into court by the GDOT.
- Negotiated a settlement on behalf of a farmer involving the eminent domain taking of a substantial amount of pasture and the relocation of their homestead of more than 50 years.
- Settled on the eve of trial a case involving the taking of 14 acres of undeveloped land used as part of a Christian camp in north Georgia. The settlement was for \$1.25 million dollars, which represented an amount 800 percent higher than sums paid into court by the Georgia Department of Transportation (GDOT).
- Lobbied for and secured passage of Georgia HB-90 on behalf of a timber products producer. The bill sought to clarify that certain purchasers of timber are protected by the Uniform Commercial Code's purchaser in the ordinary course of business provisions, and that those purchasers cannot then be liable for the tort of conversion. Representation included delivering testimony before the House Judiciary Gunter Subcommittee and the full House Judiciary Committee regarding the bill, which was approved by the Georgia House of Representatives, the Senate, and signed into law by the Governor.

Commercial Lending Litigation

- Counsel to receiver regarding television and radio stations with assets including FCC licenses and towers, who defaulted on more than \$3 million in secured and unsecured loans. During the attempted acquisition of the assets, a dispute arose as the owner continuously interfered with operations. The case settled prior to trial.
- Counsel to secured lender regarding federal receivership of national for-profit educational institution with various issues. Representation included working with the secured lender to auction particular real estate assets of the institution, and navigating landlord issues across 45+ states.



Professional Honors & Activities

- President-Elect – State Bar of Georgia (2023 – 2024)
- Member – The Counselors of Real Estate
- AV® Preeminent™ Peer Review Rated by Martindale-Hubbell
- Listed in *The Best Lawyers in America*® for Eminent Domain and Condemnation Law (2021 – 2024); Litigation - Land Use and Zoning (2023, 2024); Commercial Litigation (2024)
- Selected to Georgia Super Lawyers in the area of Eminent Domain (2018 – 2024)
- Selected to Georgia Rising Stars in the area of Eminent Domain (2014 – 2017)
- Awarded – Mercer University School of Law Young Alumni Council Volunteer of the Year Award (2023)
- Awarded – Baker Donelson's Atlanta Office Pro Bono Award (2022)

- Awarded – Daily Point of Light Award (2021)
- Awarded – Atlanta Employee of the Year Pro Bono Award (2015)
- Awarded – Award of Achievement for Outstanding Service to the YLD, State Bar of Georgia Young Lawyers Division (2014)
- Awarded – Award of Achievement for Outstanding Service to the Bar, Leadership Academy, the State Bar of Georgia Young Lawyers Division (2013)
- Awarded – Eighth Annual Ethics & Professionalism Award, the State Bar of Georgia Young Lawyers Division (2012)
- Nominated – ABA Rosner & Rosner Young Lawyer Professionalism Award (2013)
- Member – Atlanta Lawyers Club
- State Bar of Georgia
 - Officer – Treasurer (2022 – 2023)
 - Officer – Secretary (2021 – 2022)
 - Executive Committee – Member
 - Board of Governors, Macon Judicial Circuit (2018 – 2021)
 - Eminent Domain and Condemnation Section – Chair (2017 – 2018); Chair-Elect (2016 – 2017); Secretary/Treasurer (2015 – 2016)
 - Current Committees – Personnel (Chair), Unified Bar, Finance, State Disciplinary Board, General Counsel Office Overview Committee
 - Past Committees – Advisory Committee for Legislation, Bench & Bar, Audit, *Bar Journal* Editorial Board, Business Court, Client Security Fund, Pension Plan
 - Trial Practice Section – Secretary/Treasurer (2020 – 2021), Board of Directors, Member
- State Bar of Georgia – Young Lawyers Division
 - Member – Board of Directors (2011 – 2012; 2013 – 2014)
 - Co-chair – Leadership Academy (Classes of 2013 and 2014)
 - Member – Leadership Academy (Class of 2009)
- Atlanta Bar Association
 - Finance Committee – Member
- Macon Bar Association
 - President (2017 – 2018); President-Elect (2016 – 2017); Treasurer (2014 – 2015)
 - Past President – Young Lawyers Division
- Past President – American Inn of Court, William Augustus Bootle Chapter
- Member – Executive Board, Central Georgia Council of the Boy Scouts of America and Eagle Scout
- Past Member – Idle Hour Country Club, Golf Committee



Publications

- "Baker's Dozen – Tips on the Way to the Top," *Women's Initiative Newsletter* (October 2022)
- "Wisconsin's Supreme Court Strikes Down Executive Branch's COVID-19 Stay-at-Home Order" (May 18, 2020)
- "Part 2: Can the Government Do That? – But I Own that Beach and It Is My Backyard!" (April 17, 2020)
- "Can the Government Do That? – New Class Action Challenges Pennsylvania's COVID-19 Order as Unconstitutional" (April 6, 2020)
- "Can the Government Commandeer My Hotel to Fight COVID-19?," republished in *Hotel Management* (April 2, 2020)
- "Real Property," *71 Mercer Law Review* 241, Chapter on Condemnation and Eminent Domain (Fall 2019)
- "Real Property," *70 Mercer Law Review* 209, Chapter on Condemnation and Eminent Domain (Fall 2018)

- "Real Property," *69 Mercer Law Review* 251, Chapter on Condemnation and Eminent Domain (Fall 2017)
- "Real Property," *68 Mercer Law Review* 231, Chapter on Condemnation and Eminent Domain (Fall 2016)
- "Accounting for Lawyers," Fall Meeting of the Young Lawyers Division, State Bar of Georgia (November 2015)
- "Real Property," *67 Mercer Law Review* 193, Chapter on Condemnation and Eminent Domain (Fall 2015)
- "Defending Collateral When Condemnation Authorities Come Calling," *National Mortgage News* (February 2015)
- National Business Institute: Attorneys' Guide to Local Government Law, Eminent Domain Actions (October 2014)
- "Real Property," *66 Mercer Law Review* 151, Chapter on Condemnation and Eminent Domain (Fall 2014)
- "Real Property," *65 Mercer Law Review* 233, Chapter on Condemnation and Eminent Domain (Fall 2013)
- "Accounting for Lawyers: Reading and Understanding Financial Statements in A Business Damage Case," Issues in Condemnation Conference by The Seminar Group (September 2013)
- Co-author – "Issues and Questions When a Franchise is Taken by Eminent Domain," *Eminent Domain & Land Value Litigation*, ALI-ABA Course of Study 2013 (2013)
- "Real Property," *64 Mercer Law Review* 255, Chapter on Eminent Domain (Fall 2012)
- "Accounting for Lawyers," Mid-year meeting, State Bar of Georgia (January 2012)
- "Real Property," *63 Mercer Law Review* 309, Chapter on Condemnation Law (Fall 2011)
- Featured – "Condemnation, What to do When the Government Claims Your Location," *Franchise Times* (October 2011)



Speaking Engagements

- Panelist – "Impact of New Petition for Review Statute on Condemnation Litigation," State Bar of Georgia Eminent Domain Section Annual CLE (June 2023)
- Presenter – "Secured Lenders in Condemnation," State Bar of Georgia Eminent Domain Section Annual CLE (June 2023)
- "Ethics Jeopardy Live!," ALI CLE Eminent Domain and Land Valuation Litigation 2022 (January 2022)
- "Ivy Cadle on Condemnation Clauses in Commercial Leases," The Eminent Domain Podcast (August 2021)
- Adjunct Professor of Law – "Mercer University Walter F. George School of Law (Accounting for Lawyers)" (2010 to Present)
- Co-Chair/Presenter – "Condemnor v. Condemnee," Issues in Eminent Domain Conference by The Seminar Group (October 2019)
- Co-Chair/Presenter – "Special Properties & Trial Considerations," Issues in Eminent Domain Conference by The Seminar Group (October 2017)
- "Accounting for Lawyers," Fall Meeting of the Young Lawyers Division, State Bar of Georgia (November 2015)
- Co-Chair/Presenter – "Litigating Special Properties," Third Annual Issues in Condemnation Conference by The Seminar Group (October 2015)
- National Business Institute: Attorneys' Guide to Local Government Law, Eminent Domain Action (October 2014)
- Co-chair – "Issues in Condemnation," a two-day CLE sponsored by The Seminar Group (October 2014)
- "Ethics & Professionalism," Issues in Condemnation Conference by The Seminar Group (October 2014)

- Commencement Speaker – Alumnus Address, East Georgia State College (December 2013)
- "Accounting for Lawyers: Reading and Understanding Financial Statements in A Business Damage Case," Issues in Condemnation Conference by The Seminar Group (September 2013)
- "Accounting for Lawyers," Mid-year meeting, State Bar of Georgia (January 2012)



Webinars

- Commercial Leases and Takings – How to Leverage Your Rights in Eminent Domain Cases (February 2021)
- Eminent Domain: Protecting Collateral from Government Seizure and Bad Borrowers (September 2020)



Education

- Mercer University, Walter F. George School of Law, J.D., 2007
- University of Georgia, Masters in Accounting, 2002
- University of Georgia, B.S., 2000, cum laude



Admissions

- Georgia, 2007
- North Carolina, 2024
- United States District Court for the Northern District of Georgia, 2008
- United States Court of Appeals for the 11th Circuit, 2010
- United States District Court for the Middle District of Georgia, 2010
- Supreme Court of the United States of America, 2012
- United States District Court for the Southern District of Georgia, 2013
- Certified Public Accountant, Georgia, 2008*

*Baker Donelson is not a CPA firm.