

## Absolute Auction Thursday May 17th @ 11:00 AM

### House Lot & 24x24 Detached Garage



<b>Date:</b>	<b>Thursday May 17th, 2018 @ 11:00 AM</b>
<b>Inspection Time:</b>	Home will be Open and Registration begins at 9:00 AM Day of Sale.
<b>Location &amp; Directions:</b>	<p><b>Madison/Montague Area: 352 Beech Ave. Madison TN. 37115</b></p> <p>Directions: From Downtown Nashville take I-65 N. to the Madison Exit and go Right. Then Right onto S. Graycroft to W. Due West Go Left continue across Gallatin Rd onto E Due West. Then Right onto Fernbank Ave. Then Right onto Beech Ave. Property will be on the Left.</p>
<b>Description:</b>	<p>*Wonderful Madison/Montague Location*Full of Character*4 Bedroom*One and One-Half Baths*Updated Roof*Updated Carpet*Updated Windows*Updated Vinyl Flooring*Updated Electric Panel*Updated Stove*Updated Dishwasher*Full of Nostalgic Knotty Pine* Gorgeous Stone Fireplace with Gas Logs* Great Home to Restore to it's original Grandeur*24x24 Detached Garage with Electricity &amp; Door Opener* Tool Room*Beautiful Treed Lot*</p> <p style="text-align: center;">Buy it at <b>YOUR Price.</b></p> <p style="text-align: center;"><i>Selling Absolute to the Highest Bidder with No Reserve.</i></p>

You don't want to miss this sale.

Great Homes like this don't come up for Absolute Auction often, so

**Make Your Plans NOW to Attend!!**

**Terms:**

- A 5% Buyer's Premium will be added to the final bid to establish the purchase price
- The winning bidder will be required to put down a 10% NON-REFUNDABLE deposit as earnest money and sign a sales contract with all pertinent addenda day of sale. Balance will be due at closing, on or before June 18<sup>th</sup> , 2018.
- Make all financial arrangements prior to the sale as we are selling for CASH with NO Contingencies.
- Seller will provide a general warranty deed and insured title.
- **Attention Realtors:** 3% referral to a licensed Realtor who pre-registers the winning bidder at least 24 hours in advance and is present at the sale. **NO EXCEPTIONS!** Registration form at:
- <http://timbrewer.com/default.asp.pg-RealtorReferralForm2>

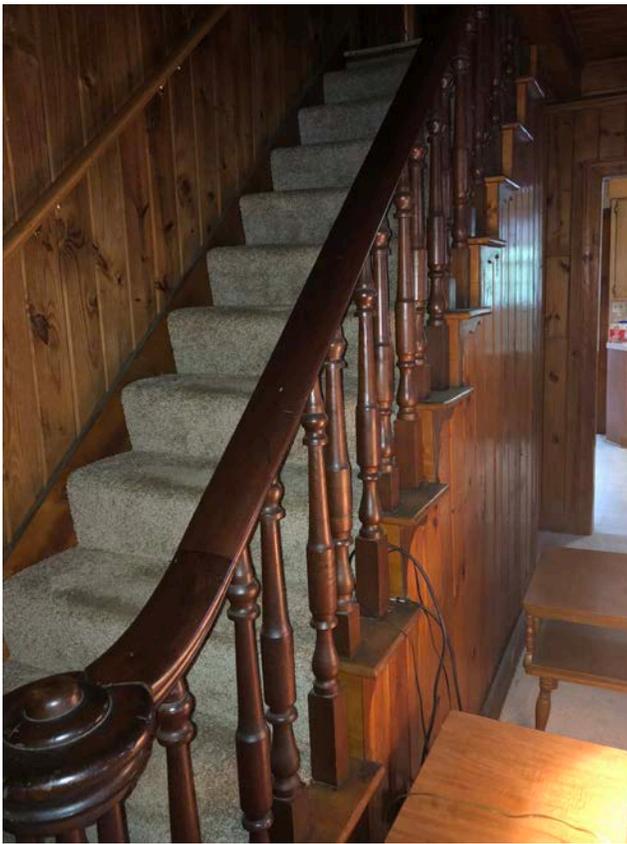
**For More Info  
Contact:**

Tim Brewer Master Auctioneer

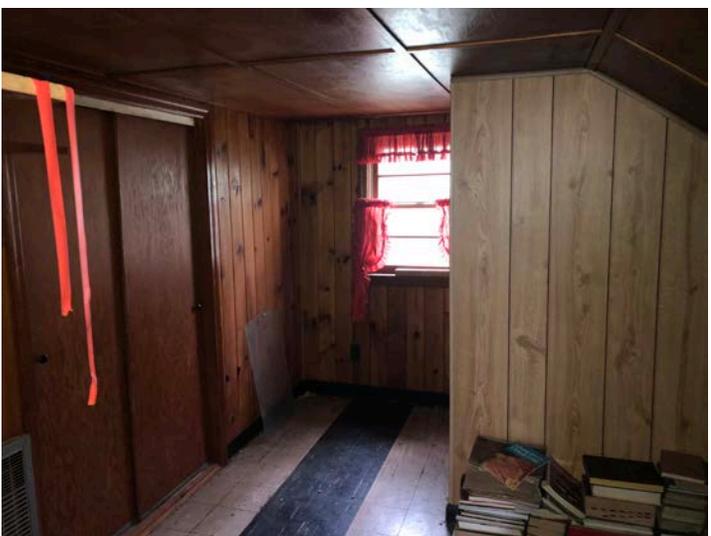
615-424-9711 or 615-824-8008 Ext. 2530

[www.TimBrewer.com](http://www.TimBrewer.com)





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