

**Absolute Auction Thursday August 22<sup>nd</sup> at 11:00 AM**

**3BR 1BTH House-Lot & Outbuildings**

**224 Nokes Drive Hendersonville TN. 37075**



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| <b>Date:</b>                      | <b>Thursday August 22nd at 11:00 AM. Home will be open for viewing at 9:30. Registration begins at 9:30. Bidding Starts at 11:00.</b>   |
| <b>Viewing Times</b>              | <b>Thursday August 22nd from 9:30 until 11:00. Bidding starts at 11:00</b>  |
| <b>Location &amp; Directions:</b> | <b>224 Nokes Drive Hendersonville TN. From downtown Nashville take I-65 N to Vietnam Veterans Pkwy. To Exit 3. Go toward Hendersonville. Turn Right onto Walton Ferry Road. Then Right onto Nokes Drive. Home will be on the Right.</b> |

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| <p><b>Description:</b></p>           | <p><b>3BR 1BTH home*Approximately1000 Square Feet*Located in One of Hendersonville’s Hottest Areas*Nice Level 112x89 Lot* 3 Outbuildings*Paved Driveway*Carport*Partially Updated Kitchen*Lots of Storage*Close to Awesome Schools*Close to Shopping*Convenient to Most Everything*Good Rental Property*Good to Update and Resell*Good to Live In*The Possibilities are Endless*Great Property*</b></p> <p><b>This is the one you’ve been waiting for! You don’t want to miss this sale! Selling to the Highest Bidder with NO Reserve! Make plans NOW to attend.</b></p> <p><b>Come prepared to Bid and Buy at YOUR PRICE!</b></p>  |
| <p><b>Terms:</b></p>                 | <ul style="list-style-type: none"> <li>○ A 5% Buyer’s Premium will be added to the final bid to establish the purchase price</li> <li>○ The winning bidder(s) 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. <b>Balance will be due at closing, on or before September 23<sup>rd</sup>, 2019.</b></li> <li>○ Make all financial arrangements prior to the sale as we are selling for CASH with NO Contingencies.</li> <li>○ Seller will provide a general warranty deed and insured title.</li> <li>○ <b><u>Attention Realtors:</u></b> 3% referral to a licensed Realtor who pre-registers the winning bidder at least 24 hours in advance and is present at the sale. <b><u>NO EXCEPTIONS!</u></b></li> <li>○ <a href="#">Click Here</a> for Registration Form.</li> </ul> |
|                                      |  |
| <p><b>For More Info Contact:</b></p> | <p><b>Tim Brewer Master Auctioneer</b></p> <p><b>615-424-9711 or 615-824-8008 Ext. 2530</b></p> <p><a href="http://www.TimBrewer.com">www.TimBrewer.com</a></p>  |



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