

## Absolute Auction-Live Onsite

Thursday September 1, at 11:00 AM

3 BR 1 1/2 Bath All Brick Home on 80x160 Lot

8303 Terry Lane Hermitage TN. 37076

For more Photos and Complete Auction Terms go to: [www.TimBrewer.com](http://www.TimBrewer.com) /Upcoming Auctions.



Date:	<b>Thursday September 1, at 11:00 AM Live Onsite</b>
Inspection Time:	September 1, from 9:00 AM until Auction time (drive out and walk around it anytime)
Location & Directions:	<b>Auction location will be at: 8303 Terry Lane Hermitage TN. 37076 LIVE ONSITE</b> From Downtown Nashville take I-40 East. Take EXIT 221A, toward The Hermitage. Keep left at the fork in the ramp. Turn slight left onto Old Hickory Blvd/TN-45. Turn right onto Andrew Jackson Pkwy. Turn left onto Tyler Dr. Turn right onto Terry Ln. This Awesome Home will be on the Left.

<b>Description:</b>	<p><b>All Brick*Maintenance Free Exterior*Vinyl Trim, Gutters, &amp; Downspouts*Gutter Guards*30 Year Roof put on in 2013*Driveway Repaved 2018*Tankless Water Heater Installed 2019*New HVAC 2018*New Porch Railings 2021*Gorgeous Landscaping* Gas Line to Patio for Grill*3 BR*1 ½ Baths* Kitchen* Living Room*Bonus Room in Basement*Extra Light in Closets* 2 Car Garage with Insulated Doors* Approx.1774 S.F. *Location*Location*</b></p> <p><b>Don't Miss This Sale!</b> Make Plans <b>NOW to BE THERE!</b>  Just Think of the Possibilities.  Come prepared to <b>Bid and Buy at YOUR PRICE.</b></p>
<b>Terms:</b>	<p><b>Attention: A Ten Per Cent (10%) Buyer's Premium will be added to final bid to establish the purchase price.</b></p> <p>If you are the successful bidder, you will be required to put down a 10% NON-REFUNDABLE deposit and sign a sales contract with all pertinent addenda. Balance will be due at closing on or before September 30, 2022. Make all financial arrangements prior to the sale as we are selling for CASH with NO CONTINGENCIES. The seller will provide a general warranty deed and insured title. Possession will be date of deed.</p> <p>2% referral will be offered to a properly licensed Realtor who pre-registers the successful bidder at least 24 hours in advance and is present at the sale. NO EXCEPTIONS! Realtor Referral Form at: <a href="http://TimBrewer.com/Auctions/Realtor%20Referral%20Form">TimBrewer.com/Auctions/Realtor Referral Form</a></p> <p><b>Information believed to be accurate but not guaranteed.</b></p> <p><b>Announcements made day of sale take precedence over all printed and internet material.</b></p>
<b>Referring Agent:</b>	Joe Fariello Crye-Leike Mt. Juliet
<b>For More Info Contact:</b>	<p><b>Tim Brewer Master Auctioneer, CRS, GRI, SRES, C2EX, VP</b></p> <p><b>383 E Main St. Suite 100 Hendersonville TN. 37075</b></p> <p><b>Direct Line: 615-424-9711 Office: 615-824-8008 Ext. 2530</b></p> <p><a href="mailto:Tim@TimBrewer.com">Tim@TimBrewer.com</a></p> <p><a href="#">Click HERE</a> for more information and photos.</p>

[Insert additional photos here ...]