

# ABSOLUTE AUCTION

**Saturday  
August 22, 2020  
10:00 AM**

## 1622 WOODSIDE DRIVE, LEBANON, TN

Directions: From Lebanon public square, go West Main Street to traffic light 13, turn left on Winwood Drive, then right on Woodside Drive, go to 1622. Watch for signs!

**BRICK HOUSE WITH IN-LAW QUARTERS / LARGE LOT  
4 BEDROOMS - 4 BATHS - 2 CAR GARAGE  
CAR - TRUCK - CLUB CAR CARRYALL - J.D. MOWER - FURNITURE - TOOLS**

SEE INSIDE OF CIRCULAR FOR COMPLETE LISTING



Brick house with in-law quarters was built in 1978, contains approximately 2,150 square feet, plus 2-car garage. House features entrance foyer, living room with fireplace, dining room, kitchen with oak cabinets & hard surface countertops. Has stove, refrigerator, dishwasher & microwave oven, 3 bedrooms, 3 baths (one handicap), 2-car garage. In-law quarters consists of living/kitchenette combo, 1 bedroom, 2 closets & bath with shower. House has central heat & air (2 units), large deck, beautiful lot (198'x265') with mature trees, fenced back yard, 16'x24' site built storage building with overhead door, and aggregate circular drive.

**Call Jim Agee at 615-444-0909 For Further Information**

**Brian Green Estate & Mrs. Eloise Green, Sellers - Jim Harding, Executor & P.O.A.**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - David Penuel - 615-444-3700; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2020 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

**AJ** **AGEE & JOHNSON**  
REALTY AND AUCTION, INC.  
YOUR COMMUNITY'S TRUSTED  
REALTY AND AUCTION COMPANY

**615.444.0909**

**www.AgeeAndJohnson.com**