

# ABSOLUTE AUCTION

Saturday  
May 11, 2024  
10:00 AM

**717 & 719 N. GREENWOOD EXT., LEBANON, TN 37087**

Directions: From Historic Lebanon Square, travel north on North Cumberland Street, .5 mile, turn left onto Coles Ferry Pike, .3 mile, turn right onto N. Greenwood Extension. Watch for signs!!!

**2 PROPERTIES • 1 LOCATION  
GREAT INVESTMENT OPPORTUNITY**



**LOCATION • LOCATION • LOCATION**

**717 N. Greenwood Ext. - 2 Bedroom • 1 Bath**

**Garage and Workshop • Lot Size 60 x 128.9 Per Tax Records**

**719 N. Greenwood Ext. - 2 Bedroom • 1 Bath**

**Storage Building and Carport • Lot Size 60 x 127.4 Irr Per Tax Records**

**HOME BUYERS • INVESTORS • SPECULATORS • FLIPPERS  
OPPORTUNITY IS KNOCKING**

**Call Pruitt Jones at 615-927-1667 For Further Information**  
**Estate of Robert and Elizabeth Wauford**

**FINANCING:** Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

**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 2024 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.**

Jay White, Principal Auctioneer - License #2309

**AJ** **AGEE &  
JOHNSON**  
REALTY AND AUCTION, INC.  
YOUR COMMUNITY'S TRUSTED  
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**615.444.0909**

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