



# **ABSOLUTE AUCTION**

**SATURDAY JUNE 27, 2020 @ 10:00am**

**Located 219 Windmill Dr, Lebanon, TN 37087**

**DIRECTIONS: From Lebanon Public Square, go West Main Street to traffic light# 13, turn left on Winwood Drive, right on Dogwood, left on Windmill, go to 219 Windmill Dr. WATCH FOR SIGNS!**

**BRICK HOUSE • FULL BASEMENT • 100' X 288' LOT • STORAGE BLDG**

HOUSE & LOT: Brick Ranch with Full Basement built in 1968, contains 1972 square feet on main level and 1972 square feet of basement area. Main level consists of formal living room and dining room, den with fireplace and wood floor, kitchen & breakfast area with built-in cabinets, cooktop, oven, dishwasher and refrigerator remains, 3 bedrooms and 2 baths, large deck and central heat & air. Full partially finished basement consists of three rooms, full bath and two-car garage. Beautiful treed lot 100' wide X 288' deep, large storage building with loft and city utilities.

**EXTRA BUILDING LOT- 125' X 288'  
CITY UTILITIES AVAILABLE**

EXTRA LOT: Nice 125' X 288' lot, dotted with trees and city utilities available: electric, gas, water & sewer. BUILDERS, CONTRACTORS, ANYONE WANTING A LOT, TAKE A LOOK HERE!

Call Jim Agee @ 615.444.0909 For Additional Information

**1978 CORVETTE PACE CAR**

**1996 CHRYSLER LXC • 2002 FORD EXPLORER PICK UP**

VEHICLES, MOWERS: 1978 Chevrolet Corvette Pace Car, 7,600 Miles • 1996 Chrysler LXC 4 Door • 2002 Ford Explorer Pickup Truck • J.D. LT 180 48" Riding Mower • Cub Cadet 127 Riding Mower with Cultivator • Gravely Walk Behind Mower • Troy-Bilt 7 Horse Power Tiller • Husky & Craftsman Push Mowers

**NICE FURNITURE • GLASSWARE • MOWERS • TOOLS • ETC**

**SELLING FOR CASH OR GOOD CHECK SALE DATE**

FURNITURE: Neat Gate Leg Table with 6 Chairs • Duncan Phyfe Sofa • Antique Oak Dresser with Beveled Mirror • Antique Oak Washstand with Towel Bar • 6' Oak Bench • 5 piece Bassett Bedroom Suite • 3 piece Blonde King Size Bedroom Suite • 2 Additional Bedroom Suites • (2) Nice Oak Round Pedestal Tables with Chairs • Lingerie Chest • Ladies & Gents Chairs with RIC Backs • RIC Victorian Sofa • Oval MIT End Tables • RIC Heart Back Chair • Small Fainting Seat • Oval MIT Coffee Tables • MIT Fern Stand • Ormolu Chest • Gilded Octagon Curio Cabinet • Duncan Phyfe Double Leg Dining Table, Buffet & China Cabinet • 6 Carved Back Dining Chairs • 3 Tier Round Shelf • Large Ornate Curio Cabinet • (2) MIT Heart Base End Tables • Bent Oak Chair • Pr. Wingback Chairs • Barrel Back Chair • Marble Turtle Top Lamp Table • Glider Rocker • Carved Book Shelf • Many Treadle & Electric Sewing Machines • Oak Office Desk • 2 Cedar Wardrobes • Cedar Chests (One Huge) • Small Drafting Table • Flat & Camel Back Trunks • Upright Organ • Upright Piano Bench • Oak Wall Telephone • Piano Stool • Sewing Rocker • Quality Paintings, Pictures & Frames • Card Table and Chairs • 4 Drawer Chest • Chifferobe • Vintage

Chrome Dinette Table & Chairs • Kitchen Cabinet with Flour Bin • Storage Cabinets • Wooden Step Stool • Childs Oak Chairs • Sewing Machine Stands • Metal Clothes Racks • Framed Mirrors • Maytag Washer & Dryer • Electric Range • Kenmore Refrigerator • Upright Freezer • Microwave Oven • Table Lamps • Sofa Table • Drum Lamp Table • Ice Cream Chairs • Old Rockers • Old School Desks

CLOCK COLLECTION: 5 Beautiful Grandfather Clocks-Howard Miller, Ramcraft, Etc. • 8 Oak Shelf Clocks • Ansonia Metal Mantle Clock and Other Mantle Clocks • Dome Clock • School House Wall Clocks • Grandfather Clock Cabinet

GLASSWARE, ETC: 8 Pink Stems • Hobnail Bud Vase • Fenton Bell • Green Clear Stemware • Round Cake Stand • Fire King • Anchor Hocking • Corning Ware • Refrigerator Dishes • Pressed Glass • Glass Bells • Parfait Glasses • Ruby Red • Etched Stems • Bird & Other Figurines • Toothpick Holders • Kerosene Lamps • Porcelain Dolls • Collector Dolls In Boxes • Dickens Christmas Village • Members Mark Nativity Set • 2 Crystal Lamps • Small Kitchen Electrical Appliances • Silver Plated Tea Set, Other Pieces • Leaded Glass Lamp • Crock Churns • Electric Ice Cream Freezer • Linens • Quilts • Afghans • Crochet Pieces • Area Rugs • Vinyl Records & Record Albums

Sets Of China: Noritake - Johann Haviland, Lenox Westchester Pattern, Sango Georgetown

American Fostoria: 12 Water Glasses • Bud Vase • 12 Dessert Plates • Boat Dishes • 2 Handled Serving Plate

TOOLS & MISC: Bench Grinder • 12" Craftsman Band Saw • Craftsman Radial Arm Saw • Craftsman Table Saw • Bench Top Drill Press • 2 H.P. Air Compressor • Craftsman Router & Table • Antique Sinclair Oil Can • Grease Guns • Shop Vacs • (12) 5 Gal Milk Cans • Electric Drills • Craftsman Sander • Skil Power Wrench • Tool Boxes • Misc Wrenches, Pliers, Hammers • Screwdrivers • Kerosene Lanterns • Extension Cords • Stainless Milk Bucket • Crosscut Saw • Rods & Reels • Oil Space Heaters • 4 Iron Wash Kettles • Push Lawn Seeder • 2 Wheeler • 2-Wheel Lawn Cart • #2 Washtub • 4 Snow Sleds • Wood Clamps • Mole Traps • Weedeater • Light Stand • Metal Shelves • Come-a-long • Single Trees • Wooden Coke Crates • 2-Cycle Tiller • MANY OTHER ITEMS!

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ESTATE OF JIM & CLEATA REYNOLDS TONIE NIBLETT, EXECUTOR FOR CLEATA REYNOLDS ESTATE

FINANCING available thru Wilson Bank & Trust, Daniel Sampson, 615-444-2265; or Southern Bank of TN, David Penuel, 615-444-3700. Contact the lender of your choice to prequalify prior to sale date.

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.

COVID 19: Persons attending this auction agree to abide by all CDC guidelines while on the premises, may include but not limited to wearing a covering over mouth and nose at all times and maintaining a distance of at least 6 feet from all others. You agree to hold Agee and Johnson Realty and Auction, Inc. harmless in the event that you should contract COVID 19 or any other communicable disease.



Contact **Agee & Johnson** Today!




<b>Auction Date</b>	2020-06-27
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	219 Windmill Drive
<b>Address City</b>	Lebanon




<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>Year Built</b>	1968
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction 219 Windmill Drive, Lebanon TN • Saturday March 28, 202 at 10am Brick Ranch House • Extra Building Lot • 1978 Corvette Pace Car • Furniture • Glassware • Tools • More
<b>Auction Time Start</b>	10:00am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes





### Local & Nearby Area Resources / Businesses

-  **Restaurants:** 20+
-  **Health / Medical:** 20+
-  **Attractions / Things to Do:** 20+

-  **Grocery:** 20+
-  **Schools / Education:** 20+
-  **Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy John's	Sandwiches	0.49 mi	(615) 784-4700	3 Review(s) 3.5★
2	Dairy Queen Grill & Chill	Burgers	0.52 mi	(615) 239-3505	8 Review(s) 2.5★
3	China Wok	Chinese	0.53 mi	(615) 443-2266	14 Review(s) 2.5★

4	McDonald's	Fast Food	0.56 mi	(615) 449-1833	11 Review(s) 1.0
5	Papa Murphy's	Pizza	0.58 mi	(615) 444-9211	4 Review(s) 4.0
6	Mangos Mexican Restaurant	Mexican	0.58 mi	(615) 470-8289	48 Review(s) 3.5
7	Arby's	Fast Food	0.58 mi	(615) 444-6044	6 Review(s) 3.0
8	Wendy's	Burgers	0.59 mi	(615) 444-2505	9 Review(s) 1.5
9	Frankie's Cafe	Cafes	0.63 mi	(615) 449-3140	4 Review(s) 4.0
10	Subway Restaurants	Sandwiches	0.64 mi	(615) 443-3400	4 Review(s) 3.0
11	Krystal	Burgers	0.66 mi	(615) 444-7587	7 Review(s) 2.5
12	Honey Baked Ham Company	Meat Shops	0.69 mi	(615) 443-4267	8 Review(s) 3.5
13	Pizza Hut	Italian	0.7 mi	(615) 449-3875	6 Review(s) 3.5
14	Taco Bell	Mexican	0.72 mi	(615) 453-4225	5 Review(s) 3.0
15	Little Caesars Pizza	Pizza	0.72 mi	(615) 444-9969	5 Review(s) 4.0
16	Fat Mo's	Burgers	0.78 mi	(615) 547-4571	13 Review(s) 3.5
17	Mo'Cara	Southern	0.81 mi	(615) 449-2088	106 Review(s) 4.5
18	Peking Chinese Restaurant	Chinese	0.86 mi	(615) 449-3304	36 Review(s) 3.5
19	Stroud's Barbeque	Barbeque	0.86 mi	(615) 444-6695	21 Review(s) 3.5
20	Ruby Tuesday	Burgers	0.88 mi	(615) 453-0577	45 Review(s) 2.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Kroger	Grocery	0.56 mi	(615) 449-4631	6 Review(s) 3.5
2	Publix Super Markets	Grocery	0.93 mi	(615) 444-2581	8 Review(s) 3.5
3	La Tienda Hispana	Grocery	2.6 mi	(615) 444-9859	7 Review(s) 4.5
4	ALDI	Grocery	2.75 mi	(855) 955-2534	3 Review(s) 4.5
5	Al's Foodtown	Grocery	2.82 mi	(615) 449-8293	1 Review(s) 5.0
6	Walmart Supercenter	Department Stores	2.99 mi	(615) 444-0471	17 Review(s) 2.0
7	H. G. Hill's Grocery Store	Grocery	5.39 mi		1 Review(s) 1.0
8	Houston Meat & Produce	Grocery	9.84 mi	(615) 758-7226	27 Review(s) 5.0
9	Publix Super Markets	Grocery	9.88 mi	(615) 758-9830	2 Review(s) 4.5
10	Kroger	Grocery	9.88 mi	(615) 773-8700	5 Review(s) 3.0
11	Publix Super Markets	Grocery	9.88 mi	(615) 758-4200	13 Review(s) 4.0
12	ALDI	Grocery	9.92 mi	(855) 955-2534	3 Review(s) 4.5
13	Kroger	Grocery	10.24 mi	(615) 758-3300	11 Review(s) 4.0
14	Publix	Grocery	10.25 mi	(615) 773-0250	5 Review(s) 4.5
15	Walmart Supercenter	Grocery	10.31 mi	(615) 758-1121	8 Review(s) 3.0
16	Rice's Country Ham Store	Grocery	10.78 mi	(615) 758-2362	6 Review(s) 4.5
17	Cook's Star Market	Grocery	11.61 mi	(615) 444-9992	1 Review(s) 5.0
18	Stagecoach General Store	Grocery	12.85 mi	(615) 452-0808	1 Review(s) 1.0
19	Publix Super Markets	Grocery	13.48 mi	(615) 451-6285	8 Review(s) 5.0
20	Kroger	Grocery	13.52 mi	(615) 451-2803	6 Review(s) 2.5

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Centennial Pediatrics	Doctors	0.37 mi	(615) 453-1930	1 Review(s) 1.0
2	Bradshaw Medical Clinic	Family Practice	0.37 mi	(615) 444-4126	1 Review(s) 1.0
3	Pryor Family Dentistry	Oral Surgeons	0.45 mi	(615) 444-7999	1 Review(s) 5.0
4	Patriot Dental	General Dentistry	0.5 mi	(615) 444-2034	1 Review(s) 5.0
5	John Kane, MD	Pediatricians	0.54 mi	(615) 443-6833	1 Review(s) 1.0
6	Abbey Paul MD	Sports Medicine	0.54 mi	(615) 449-0990	1 Review(s) 1.0
7	The Little Clinic	Health & Medical	0.56 mi	(615) 453-7720	1 Review(s) 1.0
8	Cumberland Chiropractic and Sports Medicine	Chiropractors	0.71 mi	(615) 444-2234	3 Review(s) 5.0
9	Vanderbilt Eye Institute	Ophthalmologists	0.72 mi		3 Review(s) 2.5
10	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	0.72 mi	(615) 449-3222	6 Review(s) 5.0
11	The Town Doctor - Direct Primary Care	Family Practice	0.72 mi	(615) 547-6930	3 Review(s) 3.5
12	Be Still & Breathe Salt Wellness Center	Halotherapy	0.73 mi	(615) 470-8500	3 Review(s) 4.5
13	Doctor's Office	Doctors	0.76 mi	(615) 453-3645	1 Review(s) 2.0
14	Neuhaus Foot & Ankle	Podiatrists	0.78 mi	(615) 219-5123	3 Review(s) 5.0
15	Wetherow Orthodontics	Orthodontists	0.78 mi	(615) 754-2027	1 Review(s) 5.0
16	Lifecare Family Services	Counseling & Mental Health	0.79 mi	(615) 453-1606	3 Review(s) 1.0
17	Results Physiotherapy	Physical Therapy	0.79 mi	(615) 443-9036	1 Review(s) 5.0
18	Optometric Physicians of Middle Tennessee	Optometrists	0.85 mi	(615) 444-2359	1 Review(s) 5.0

19	Lebanon Dental Care	General Dentistry	0.85 mi	(615) 784-4330	3 Review(s) 2.5
20	Womens Health Center	Obstetricians & Gynecologists	0.86 mi	(615) 449-6780	3 Review(s) 1.5

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Lebanon High School	9-12 Public	0.5 mi	(615) 444-9610	5.0	3.0
2	Covenant Life School	PK-6 Private	0.92 mi	Array	N/A	N/A
3	Byars Dowdy Elementary School	PK-5 Public	1.23 mi	(615) 444-6651	6.0	4.0
4	Winfrey Bryant Middle School	6-8 Public	1.24 mi	(615) 449-4560	5.0	N/A
5	McClain Christian Academy	PK-10 Private	2.18 mi	(615) 444-2678	N/A	5.0
6	The Cedars Preparatory Academy	PK-4 Private	2.21 mi	(615) 257-1394	N/A	5.0
7	Coles Ferry Elementary School	PK-5 Public	2.5 mi	(615) 443-1946	6.0	4.0
8	Castle Heights Elementary School	PK-5 Public	2.53 mi	(615) 444-2483	5.0	3.0
9	Walter J. Baird Middle School	6-8 Public	2.59 mi	(615) 444-2190	7.0	4.0
10	Southside Elementary School	PK-8 Public	2.66 mi	(615) 444-6330	6.0	4.0
11	Sam Houston Elementary School	PK-5 Public	3.16 mi	(615) 444-7494	6.0	4.0
12	Wilson Co Adult High School	9-12 Public	3.19 mi	(615) 443-7199	N/A	N/A
13	Youth Emergency Services	8-12 Private	3.52 mi	(615) 898-0051	N/A	N/A
14	Tennessee Virtual On-Line School	K-12 Public	3.55 mi	(615) 443-2681 x2	5.0	N/A
15	Friendship Christian School	PK-12 Private	4.19 mi	(615) 449-1573	N/A	3.0
16	Montessori Achievement Academy	PK-1 Private	4.59 mi	(615) 444-4194	N/A	N/A
17	Carroll Oakland Elementary School	PK-8 Public	5.64 mi	(615) 444-5208	4.0	3.0
18	Wilson Central High School	9-12 Public	6.19 mi	(615) 453-4600	8.0	4.0
19	Advocate @ Y.E.S.	7-11 Private	6.26 mi	(615) 444-1819	N/A	N/A
20	West Elementary School	K-5 Public	8.02 mi	(615) 758-5846	8.0	5.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Pro Pools	Swimming Pools	0.54 mi	(888) 352-7582	11 Review(s) 2.0
2	Premier Martial Arts	Martial Arts	0.69 mi	(615) 443-4783	1 Review(s) 5.0
3	World Classic Martial Arts	Martial Arts	0.69 mi	(615) 547-9606	1 Review(s) 5.0
4	Lebanon CrossFit	Interval Training Gyms	0.72 mi	(615) 390-4031	1 Review(s) 5.0
5	Julia's Body Shop	Trainers	0.77 mi	(615) 828-5385	2 Review(s) 5.0
6	Sports Village Fitness	Gyms	1.13 mi	(615) 449-0031	10 Review(s) 4.0
7	Planet Fitness	Gyms	1.23 mi	(615) 994-6905	1 Review(s) 5.0
8	Don Fox Park	Parks	1.62 mi	(615) 449-0303	10 Review(s) 4.0
9	Body Kneads	Skin Care	2.06 mi	(615) 449-7880	17 Review(s) 4.5
10	Pro Bowling Center	Bowling	2.14 mi	(615) 449-3898	6 Review(s) 3.5
11	Jimmy Floyd Family Life Center	Fitness & Instruction	2.29 mi	(615) 453-4545	4 Review(s) 3.5
12	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.29 mi	(615) 506-0428	1 Review(s) 5.0
13	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	2.62 mi	(804) 305-2321	1 Review(s) 5.0
14	Wilkie's Outfitters	Rafting/Kayaking	2.71 mi	(615) 784-4179	1 Review(s) 5.0
15	Maple Hill Road Driving Range	Golf	2.77 mi	(615) 444-4833	2 Review(s) 2.5
16	Anytime Fitness	Gyms	3.44 mi	(615) 444-3484	7 Review(s) 4.5
17	The Dancing Lights Of Christmas	Kids Activities	3.85 mi		4 Review(s) 4.0
18	Young's Performance Skis & Cycles	Jet Skis	3.88 mi	(615) 449-2373	1 Review(s) 1.0
19	The Gun Room	Sporting Goods	3.89 mi	(615) 453-6030	6 Review(s) 5.0
20	Intrigue Athletics	Gymnastics	5.08 mi	(615) 981-0231	1 Review(s) 5.0

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Beauty Boutique	Cosmetics & Beauty Supply	0.49 mi	(615) 547-4468	1 Review(s) 5.0
2	Rite Aid	Drugstores	0.5 mi	(615) 547-1118	1 Review(s) 5.0
3	T-Mobile	Mobile Phones	0.51 mi	(615) 784-4269	1 Review(s) 1.0
4	Pro Pools	Swimming Pools	0.54 mi	(888) 352-7582	11 Review(s) 2.0
5	Verizon	Mobile Phones	0.55 mi	(615) 443-2355	7 Review(s) 3.0
6	The Jewelers	Jewelry	0.56 mi	(615) 547-4444	2 Review(s) 5.0
7	Harbor Freight	Hardware Stores	0.65 mi	(615) 527-4242	1 Review(s) 5.0
8	Harbor Freight	Hardware Stores	0.65 mi	(615) 453-5261	1 Review(s) 5.0
9	Aaron's	Electronics	0.66 mi	(615) 453-2286	1 Review(s) 1.0
10	K2 Agriculture & Turf	Farming Equipment	0.68 mi	(615) 547-6551	3 Review(s) 2.5

11	Tractor Supply	Hardware Stores	0.7 mi	(615) 449-4466	4 Review(s) 2.0
12	Kmart	Department Stores	0.7 mi	(615) 449-4061	5 Review(s) 2.0
13	Vanderbilt Eye Institute	Ophthalmologists	0.72 mi		3 Review(s) 2.5
14	Gibbs Pharmacy	Drugstores	0.81 mi	(615) 449-3355	5 Review(s) 2.5
15	Jnr Electronics	Electronics	0.84 mi	(615) 443-1989	3 Review(s) 2.5
16	Optometric Physicians of Middle Tennessee	Optometrists	0.85 mi	(615) 444-2359	1 Review(s) 5.0
17	Wilson Farmers Co-Op	Farming Equipment	0.85 mi	(615) 444-5212	1 Review(s) 5.0
18	Bargain Hunt	Discount Store	0.97 mi	(615) 547-1654	8 Review(s) 3.5
19	CVS Pharmacy	Drugstores	1 mi	(615) 444-4471	3 Review(s) 2.0
20	Marti & Liz's Discount Shoes	Shoe Stores	1.01 mi	(615) 449-2629	6 Review(s) 3.0