

ABSOLUTE AUCTION

SATURDAY JULY 17, 2021 • BEGINNING at 10AM

**THREE (3) PROPERTIES
SELLING AT 3 LOCATIONS
ALL CONVENIENTLY LOCATED!**

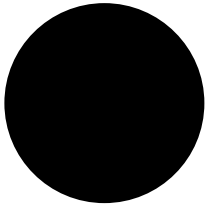
LOCATIONS

Progressive Absolute Auction beginning at 10:00am on Saturday July 17, 2021

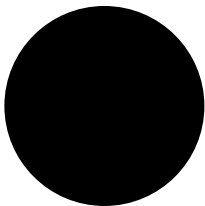
10:00am: 132 N Hatton Ave • Lebanon TN

10:30am: 231 W Spring St • Lebanon TN

11:00am: 623 Wilson Ave • Lebanon TN



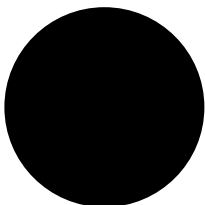
10:00am - 132 N Hatton Ave • Lebanon TN

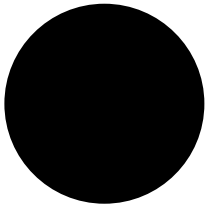


GREAT RENTAL OPPORTUNITY

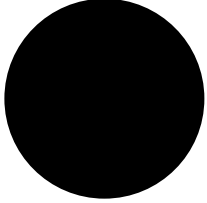
2 bedroom, 1 bath single family home with tons of vintage charm,
situated on .25 +/- acre. Currently renting for \$895 per month.

Zoned R9. City utilities.





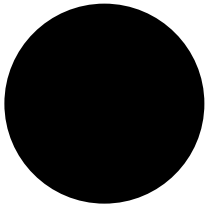
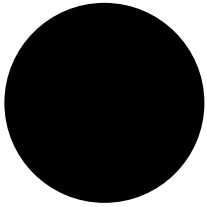
10:30am - 231 W Spring St • Lebanon TN



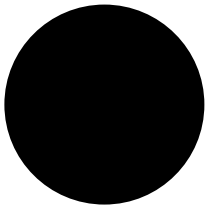
INCOME PRODUCING DUPLEX

1 bedroom, 1 bath rents for \$825 per month and 1 bedroom, 1 bath rents for \$200 per week,
situated on .36 +/- acre.

Zoned R9 - City Utilities.



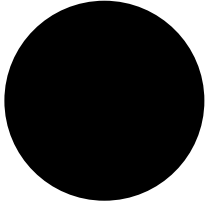
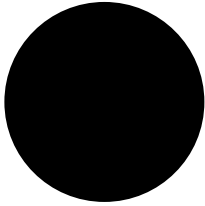
11:00am - 623 Wilson Ave • Lebanon TN



INCOME PRODUCING DUPLEX

1 bedroom, 1 bath rents for \$825 per month and 1 bedroom, 1 bath rents for \$195 per week,
landlord pays utilities, situated on .36 +/- acre.

Zoned R2 - High Density Residential.



Call Jay White 615-444-0909 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; 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.

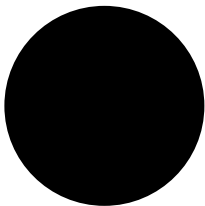
TITLE: Seller will furnish warranty deed; prorate 2021 property taxes; give possession with deed.

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.

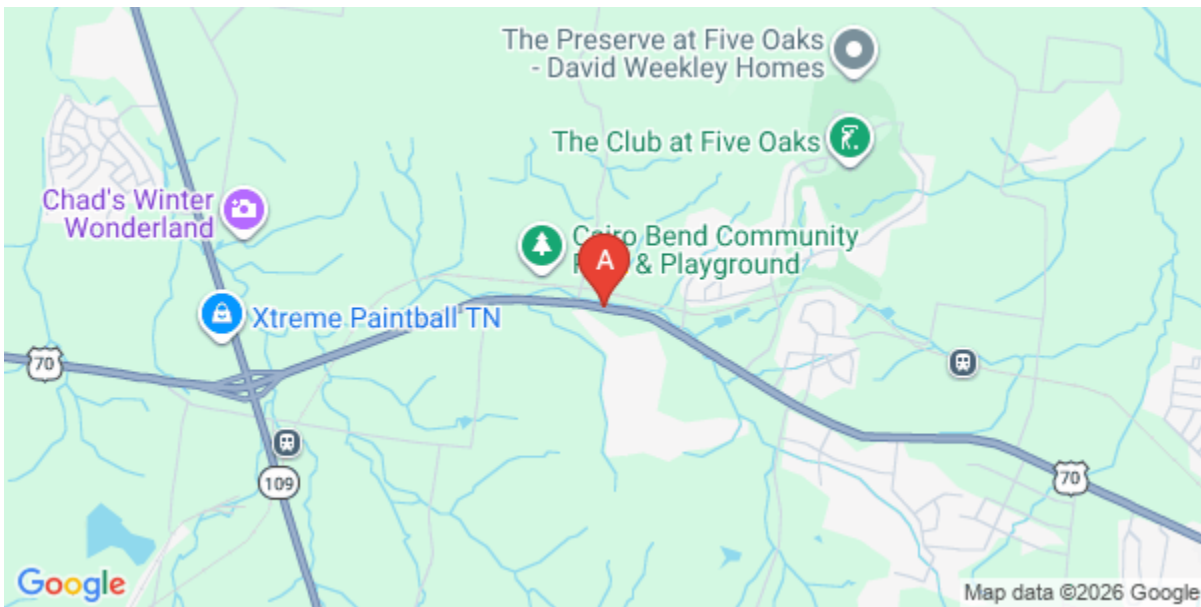
Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-07-17
Buyer's Agent Comp.	Call for Details
Address Street	3 Locations
Address City	Lebanon

Address State	TN
Address Zipcode	37087
County	wilson
Property Type	Residential
Auction Highlights	3 Properties Selling at 3 Locations! Absolute Auction Saturday July 17, 2021 starting at 10am 10am: 132 N Hatton Ave • Lebanon TN 10:30am: 231 W Spring St • Lebanon TN 11:00am: 623 Wilson Ave • Lebanon TN
Auction Time Start	10:00AM
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

Restaurants: 20+

Health / Medical: 20+

Shopping: 20+

Grocery: 20+

Attractions / Things to Do: 20+

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Body Kneads	Skin Care	1.86 mi	(615) 449-7880	20 Review(s) 4.5
2	Snow White Drive In	American (Traditional)	3.06 mi	(615) 443-4299	96 Review(s) 4.0
3	1 China	Chinese	3.11 mi	(615) 965-2937	7 Review(s) 3.5
4	Taco Bell	Mexican	3.32 mi	(615) 453-4225	6 Review(s) 3.5
5	Pizza Hut	Italian	3.41 mi	(615) 449-3875	7 Review(s) 3.0
6	Waffle House	Breakfast & Brunch	3.43 mi	(615) 547-0409	17 Review(s) 3.0
7	Bellacino's Pizza & Grinders	Pizza	3.44 mi	(615) 547-1414	44 Review(s) 3.5
8	McDonald's	Burgers	3.5 mi	(615) 449-8366	19 Review(s) 1.5
9	Sonic Drive-In	Fast Food	3.52 mi	(615) 443-0930	11 Review(s) 1.5
10	Cajun Seafood	Cajun/Creole	3.54 mi	(615) 887-9991	3 Review(s) 4.5
11	Ko's Pizza & Cafe	Pizza	3.57 mi	(615) 547-1775	47 Review(s) 4.0
12	Wendy's	Burgers	3.59 mi	(615) 443-2301	8 Review(s) 3.5
13	Coach's Eastgate Grille	Sports Bars	3.6 mi	(615) 470-8415	24 Review(s) 3.0
14	Dairy Queen Grill & Chill	Burgers	3.71 mi	(615) 239-3505	7 Review(s) 2.5
15	Frankie's Cafe	Cafes	3.8 mi	(615) 449-3140	7 Review(s) 3.5
16	Arby's	Fast Food	3.92 mi	(615) 444-6044	7 Review(s) 2.5
17	Jimmy John's	Sandwiches	3.96 mi	(615) 784-4700	3 Review(s) 3.0
18	Wendy's	Burgers	3.98 mi	(615) 444-2505	9 Review(s) 2.0
19	McDonald's	Fast Food	4.03 mi	(615) 449-1833	16 Review(s) 1.0
20	China Wok	Chinese	4.09 mi	(615) 443-2266	14 Review(s) 2.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Super Markets	Grocery	3.16 mi	(615) 444-2581	9 Review(s) 3.0
2	Kroger	Grocery	4.13 mi	(615) 449-4631	6 Review(s) 3.5
3	Al's Foodland	Grocery	6.05 mi	(615) 449-8293	1 Review(s) 5.0
4	La Tienda Hispana	Grocery	6.32 mi	(615) 444-9859	7 Review(s) 4.5
5	Publix Super Markets	Grocery	6.46 mi	(615) 758-9830	2 Review(s) 5.0
6	Publix Super Markets	Grocery	6.46 mi	(615) 758-4200	15 Review(s) 4.0
7	Kroger	Grocery	6.51 mi	(615) 773-8700	5 Review(s) 3.0
8	Houston Meat & Produce	Grocery	6.55 mi	(615) 758-7226	29 Review(s) 4.5
9	ALDI	Grocery	6.56 mi	(855) 955-2534	3 Review(s) 4.5
10	Walmart Supercenter	Department Stores	6.8 mi	(615) 444-0471	21 Review(s) 2.0
11	H. G. Hill's Grocery Store	Grocery	7.14 mi		1 Review(s) 1.0
12	Rice's Country Ham Store	Grocery	7.4 mi	(615) 758-2362	6 Review(s) 5.0
13	ALDI	Grocery	7.63 mi	(855) 955-2534	3 Review(s) 4.5
14	Walmart Supercenter	Grocery	7.9 mi	(615) 758-1121	9 Review(s) 3.0
15	Kroger	Grocery	8.11 mi	(615) 758-3300	13 Review(s) 4.0
16	Publix	Grocery	8.28 mi	(615) 773-0250	6 Review(s) 4.5
17	Publix Super Markets	Grocery	9.98 mi	(615) 451-6285	9 Review(s) 5.0
18	Kroger Marketplace	Grocery	10.2 mi	(615) 230-3900	39 Review(s) 3.0
19	Cook's Star Market	Grocery	10.27 mi	(615) 444-9992	1 Review(s) 5.0
20	Kroger	Grocery	10.34 mi	(615) 451-2803	6 Review(s) 2.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	CareNow	Urgent Care	3.11 mi	(615) 938-7171	7 Review(s) 4.5
2	Optometric Physicians of Middle Tennessee	Optometrists	3.17 mi	(615) 444-2359	2 Review(s) 3.0
3	Lebanon Dental Care	General Dentistry	3.17 mi	(615) 784-4330	3 Review(s) 1.5
4	Vanderbilt Eye Institute	Ophthalmologists	3.27 mi		3 Review(s) 2.5
5	Be Still & Breathe Salt Wellness Center	Halotherapy	3.42 mi	(615) 470-8500	3 Review(s) 4.5
6	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	3.44 mi	(615) 449-3222	6 Review(s) 5.0
7	The Town Doctor - Direct Primary Care	Family Practice	3.48 mi	(615) 547-6930	3 Review(s) 3.5
8	Cumberland Chiropractic and Sports Medicine	Chiropractors	3.48 mi	(615) 444-2234	2 Review(s) 5.0
9	John Kane, MD	Pediatricians	3.53 mi	(615) 443-6833	1 Review(s) 1.0
10	Abbey Paul MD	Sports Medicine	3.53 mi	(615) 449-0990	1 Review(s) 1.0
11	Centennial Pediatrics	Doctors	3.85 mi	(615) 453-1930	1 Review(s) 1.0
12	Bradshaw Medical Clinic	Family Practice	3.85 mi	(615) 444-4126	1 Review(s) 1.0

13	Pryor Family Dentistry	Oral Surgeons	3.97 mi	(615) 444-7999	1 Review(s) 5.0
14	Patriot Dental	General Dentistry	3.98 mi	(615) 444-2034	1 Review(s) 5.0
15	Doctor's Office	Doctors	4.05 mi	(615) 453-3645	1 Review(s) 2.0
16	Lifetime Hearing Clinic	Audiologist	4.05 mi	(615) 443-4070	1 Review(s) 5.0
17	Womens Health Center	Obstetricians & Gynecologists	4.06 mi	(615) 449-6780	4 Review(s) 1.5
18	Neuhaus Foot & Ankle	Podiatrists	4.08 mi	(615) 219-5123	4 Review(s) 4.0
19	Witherow Orthodontics	Orthodontists	4.08 mi	(615) 754-2027	1 Review(s) 5.0
20	Lifecare Family Services	Counseling & Mental Health	4.11 mi	(615) 453-1606	2 Review(s) 1.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Xtreme Paintball	Paintball	1.82 mi	(615) 547-2324	8 Review(s) 3.0
2	Body Kneads	Skin Care	1.86 mi	(615) 449-7880	20 Review(s) 4.5
3	Young's Performance Skis & Cycles	Jet Skis	2.04 mi	(615) 449-2373	1 Review(s) 1.0
4	Sports Village Fitness	Gyms	2.85 mi	(615) 449-0031	10 Review(s) 4.0
5	World Classic Martial Arts	Martial Arts	3.39 mi	(615) 547-9606	1 Review(s) 5.0
6	Lebanon CrossFit	Interval Training Gyms	3.44 mi	(615) 390-4031	2 Review(s) 5.0
7	Maple Hill Road Driving Range	Golf	3.72 mi	(615) 444-4833	2 Review(s) 2.5
8	Pro Pools	Swimming Pools	3.84 mi	(888) 352-7582	15 Review(s) 1.5
9	Premier Martial Arts	Martial Arts	3.88 mi	(615) 443-4783	1 Review(s) 5.0
10	Julia's Body Shop	Trainers	4.28 mi	(615) 828-5385	2 Review(s) 5.0
11	Planet Fitness	Gyms	4.89 mi	(615) 994-6905	2 Review(s) 3.0
12	Don Fox Park	Parks	5.04 mi	(615) 449-0303	10 Review(s) 4.0
13	KRB Firearms II & The Range	Guns & Ammo	5.14 mi	(615) 553-2319	4 Review(s) 3.0
14	So Fly Studio	Dance Studios	5.62 mi		9 Review(s) 5.0
15	Pro Bowling Center	Bowling	5.66 mi	(615) 449-3898	6 Review(s) 3.5
16	Jimmy Floyd Family Life Center	Fitness & Instruction	5.74 mi	(615) 453-4545	4 Review(s) 3.5
17	Guardian MMA Lebanon	Brazilian Jiu-jitsu	5.84 mi	(615) 506-0428	1 Review(s) 5.0
18	Cedar Creek Sports Center	Amusement Parks	5.98 mi	(615) 754-2744	15 Review(s) 4.0
19	Six1Five Sports Training	Sports Clubs	6.18 mi	(615) 754-5556	2 Review(s) 4.5
20	Ethan Page Park Disc Golf Course	Parks	6.18 mi	(615) 754-2552	2 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Pharmacies	Drugstores	0.09 mi	(615) 874-2216	1 Review(s) 5.0
2	Music City Bricks	Hobby Shops	1.74 mi	(615) 965-6551	1 Review(s) 5.0
3	Hot Spring Spas of Music City	Hot Tub & Pool	2.06 mi	(615) 443-4441	9 Review(s) 5.0
4	Burdine Supply	Hardware Stores	2.33 mi	(615) 453-9222	1 Review(s) 4.0
5	Optometric Physicians of Middle Tennessee	Optometrists	3.17 mi	(615) 444-2359	2 Review(s) 3.0
6	Vanderbilt Eye Institute	Ophthalmologists	3.27 mi		3 Review(s) 2.5
7	The Jewelers	Jewelry	3.75 mi	(615) 547-4444	2 Review(s) 5.0
8	Pro Pools	Swimming Pools	3.84 mi	(888) 352-7582	15 Review(s) 1.5
9	Harbor Freight	Hardware Stores	3.93 mi	(615) 453-5261	1 Review(s) 5.0
10	Harbor Freight	Hardware Stores	3.95 mi	(615) 527-4242	1 Review(s) 5.0
11	Aaron's	Electronics	3.96 mi	(615) 453-2286	2 Review(s) 1.0
12	Beauty Boutique	Cosmetics & Beauty Supply	3.97 mi	(615) 547-4468	2 Review(s) 3.0
13	Verizon	Mobile Phones	3.99 mi	(615) 443-2355	7 Review(s) 3.0
14	Tractor Supply	Hardware Stores	4.02 mi	(615) 449-4466	5 Review(s) 2.5
15	Gibbs Pharmacy	Drugstores	4.02 mi	(615) 449-3355	5 Review(s) 2.5
16	Kmart	Department Stores	4.04 mi	(615) 449-4061	6 Review(s) 2.0
17	T-Mobile	Mobile Phones	4.08 mi	(615) 784-4269	5 Review(s) 4.0
18	K2 Agriculture & Turf	Farming Equipment	4.14 mi	(615) 547-6551	3 Review(s) 2.5
19	Norms Amish Market	Nurseries & Gardening	4.31 mi		1 Review(s) 5.0
20	Wilson Farmers Co-Op	Farming Equipment	4.33 mi	(615) 444-5212	1 Review(s) 5.0