

# ABSOLUTE AUCTION

**Saturday  
April 9, 2022  
10:00 AM**

**114 FONTENAY DRIVE, LEBANON, TN 37090**

Directions: From I-40 take Exit-239 towards Watertown, south on Sparta Pike, travel .5 mile, turn right on Maddox-Simpson Parkway, .5 mile, turn left onto TN-266S-Cainsville Road, .5 mile, turn right onto Fontenay. Watch for signs!!!

**HANDYMAN SPECIAL**  
**3 BEDROOM • 2 BATH SINGLE LEVEL HOME**



**Large Level Lot 112 x 325 - 3 Bedroom, 2 Bath Single Level Home  
REHAB SPECIAL**

**HOME BUYERS • INVESTORS • SPECULATORS • FLIPPERS  
YOU DON'T WANT TO MISS THIS AUCTION!**

**Call Clay Sanders at 615-504-3568 For Further Information  
Ronald Cowan - Owner**

**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 2022 property taxes; give possession with deed.

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

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

**615.444.0909**

**www.AgeeAndJohnson.com**