

3 Bedroom 2.5 Bath All Brick Mt Juliet

PUBLIC AUCTION



Date: **Saturday August 22nd 2009 10:00AM**

Inspection Time:	2 hours Before Auction
Location & Directions:	<p>6990 Saundersville Rd</p> <p>Mt Juliet Tn 37122</p> <p>Directions:</p> <p>I-40 east to Hermitage exit (Old Hickory Blvd) north to (right) Andrew Jackson Pkwy across Lebanon Rd (hwy 70) turns into Saundersville Rd Apprx 3 miles to auction on Right</p>
Description:	<p>ELEGANT ALL BRICK 3 BEDROOM 2.5 BATH HOME</p> <p>LIVING ROOM WITH FIREPLACE NICE FORMAL DINING</p> <p>KITCHEN WITH TILE BACKSPLASH SMOOTH COOKTOP</p> <p>OVER-SIZED 2 CAR GARAGE WITH LARGE BONUS OVER</p> <p>LARGE PRIVATE GARDEN LIKE PATIO</p> <p>BUILT IN 1999 WITH 2596 SQFT</p>
Terms:	<ul style="list-style-type: none"> ○ SALE DATE TERMS: Pay 10% non-refundable deposit and sign purchase contract, plus 10% at closing for a total of 20% down if bank terms accepted. Contact auctioneer for auction terms that are tailored to your needs. Balance due day of deed if terms not accepted. Title: Seller to provide Purchaser with Title Insurance at closing. Possession: Day of Deed. Closing Date: Closing to be on or before September 4th 2009 unless arrangements are made before final bid. Taxes: Taxes will be pro-rated as of day of closing <p>AUCTION BANK TERMS:</p> <p><u>Non-Qualifying Auction Bank Terms</u></p> <p>First Freedom Bank Auction Terms: 20% down payment, initial interest rate 6.00% adjusted annually to prime +1 % amortized over 10 years with interest payments quarterly principle payments annually These are non-qualifying bank terms subject to the following: the required down payment: buyer completing a credit application: buyer not being in bankruptcy: the note will be secured by a first mortgage deed of trust on the property: terms are available to individuals, not corporations: a trustee must have a satisfactory trust agreement. There will be a \$350.00 origination fee on each loan and purchaser must pay for appraisal there is no prepayment penalty. The loan will require an appraisal to be paid for by the buyer. The loan will then be based on the appraisal or the purchase price; whichever is the smaller of the two. □Contact Luke Winchester Vp First Freedom bank 615-758-1280</p>
Referring Agent:	Kim Rios Crye-Leike Realtors Mt Juliet 615-566-1704

**For More Info
Contact:**

Auctioneers:

Brandon Gunnels 615-830-9635

Bob Lannom 615-804-1341

[Insert additional photos here ...]





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