

**At Auction****225 Room Hotel in High Traffic Area  
With Restaurant and Lounge**

<b>Date:</b>	<b>Wednesday November 17 @ 10:00 AM</b>
<b>Inspection Time:</b>	Wednesday November 10 From 10 AM until 2 PM Wednesday November 17 From 8AM until 10 AM
<b>Location &amp; Directions:</b>	350 Harding Place Nashville TN. 37211 <b>From downtown Nashville take I-24 East to Exit 56. Turn Left, this wonderful property will be on the Left</b>
<b>Description:</b>	<b>Awesome location for this 225 Room hotel just off I-24 at exit 56. Property is not under a franchise and is a 4 story brick and masonry construction. Over 109,600 sq ft. nestled on a nice 4.44 acre lot. Restaurant and Bar facility good for additional revenue. Only 8 miles from Downtown Nashville 3 miles from Nashville International Airport</b>

<b>Terms:</b>	<ul style="list-style-type: none"> <li>○ There will be a 3% Buyers Premium added to the final bid to establish the purchase price</li> <li>○ Owner Terms Available: Minimum 30% Down balance amortized over 15 yrs @ 6.5% Interest with 3yr call.</li> <li>○ Day of sale.10% Non-Refundable deposit and sign a sales contract. Balance will be due at closing. Make all financial arrangements prior to the sale. Seller will furnish a general warranty deed and title insurance. Possession date of deed</li> <li>○ 1-1/2 % Referral to an agent who pre registers the successful bidder at least 24 hours in advance, and is present at the sale. Must fill out a Realtor Referral Form located at <a href="http://www.TimBrewer.com">www.TimBrewer.com</a> click on Realtor Referral Form and follow the instructions.</li> </ul>
<b>Referring Agent:</b>	Type here...
<b><i>For More Info</i> Contact:</b>	<p>Tim Brewer Auctioneer</p> <p>615.424.9711</p> <p>Crye-Leike of Nashville Inc. Firm License # 1473</p> <p>615.824.8008 Ext.2530</p>



*All announcements made on auction day take precedence over printed material. Information deemed reliable, but not guaranteed.  
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