

Woodmont Auctions

Online Sales and Auctions, F. L. 5257

Frank F. Baugh, Auctioneer

2010 8th. Ave. South, Nashville, TN, 37204, (615) 347-4705, ffbaugh.com

Member of the Tennessee Auctioneer's Association

AVAILABLE!



257 Warrior Road, Madison, Davidson County, TN 37115

PROPERTY DIRECTIONS: From I-65 north of Nashville take Old Hickory Blvd. (exit 92) east across Gallatin pike to Larking Springs Rd. turn right to Warrior Road, turn left to property on left.

Investors take note! This very nice three-bedroom, two full bath, 1,148± SF home built in 1978, is located on a 0.18± acre lot in Arrowhead Estates, a stable and progressive area of Nashville. The Sale is to be held onsite at an Open House scheduled for Sunday, August 25, 257 Warrior Road, Madison, Davidson County, TN. Open from 2 – 4 PM CT with the Online Sale concluding at 3 PM, CT. Live Bidding to continue until finished. The public is encouraged to attend in person, to inspect the property, watch, and bid. **See Live and Online Bidding Terms** at ffbaugh.com

Pre-Bidding Sale Offers (MLS) may be presented and accepted by the Seller prior to any Online/Auction Sale. Property may be shown by appointment only. Call Frank F. Baugh at (615) 347-4705 for assistance.

AFFORDABLE! ONE STORY – NO STEPS- charmer has a NEW HVAC-2019, remodeled baths-2019, new tile floors, fresh paint, wonderful backyard fully fenced and perfect for entertaining with oversized deck, 4 electrical outlets, rewired cable, and a separate storage building! Conveniently located near shopping, Old Hickory Blvd, and Interstates. Excellent for those who are downsizing. Again, **NO STEPS** offer *easy access for those with disabilities*. The second Bath offers a beautifully tiled shower that is flush with the floor for ease of disability access.

All information is approximate based on the current tax records or third-party information and is not guaranteed or warranted either expressed or implied.

REFERRING AGENT: Mark Meyerrose, American Heritage Realty, LLC, (615) 519-8219

Frank F. Baugh is an **Auctioneer** with **Woodmont Auctions, FL 5257**, 2010 8th Ave. South, Nashville, TN 37204, and a Realtor with **Berkshire Hathaway HomeServices**, 5107 Maryland Way, Suite 100, Brentwood, TN 37027, Office, (615) 661-7800, **Direct, (615) 347-4705, frank@ffbaugh.com**

It is the Bidder's responsibility to fully research all characteristics of the property being sold to their own satisfaction and use prior to bidding or bid waiving inspection. This property is selling strictly "AS – IS" with no contingencies, guarantees, or warranties expressed, implied, or subject to any financing, conditions, or contingencies accept those that may be acceptable to the seller and agreed to in writing.

THE AUCTIONEER RESERVES THE RIGHT TO CONTROL THE SIZE OF BIDS TO OPEN A SALE AND FOR THE SAKE OF OVERALL SPEED OF SALE AND CLARITY. All Auction Company announcements at any time take precedence over all prior advertising. The Auction may be changed, canceled, or rescheduled at any time for any reason without notification.

Announcements at any time take precedence over all Advertising!

*Frank F. Baugh is a REALTOR with **Berkshire Hathaway HomeServices, Woodmont Realty** 5107 Maryland Way, Brentwood, TN 37027, (615) 661-7800, frank@ffbaugh.com*