

# Woodmont Auctions

Online Sales and Auctions, F. L. 5257  
2010 8<sup>th</sup>. Ave. South, Nashville, TN, 37204, (615) 347-4705, ffbaugh.com  
Member of the Tennessee Auctioneer's Association

## Available! Auction!

For catalog and dates, see [ffbaugh.com](http://ffbaugh.com)



## VERY MOTIVATED SELLER

### Lot 37 Bella Grace, Chapelwood Sub. Center Hill Lake

**CENTER HILL LAKE**, Lot 37, Bella Grace, Chapelwood Subdivision, DeKalb County, TN. This beautiful 0.89-acre, sloped tract fronts Center Hill Lake offering a fantastic homesite and view of Center Hill Lake with all underground utilities in place – a perfect get-away spot for the weekend! This is an easy drive from Nashville, and surrounding Middle Tennessee areas, to peace, quiet, and paradise. This location offers gorgeous lake views in one of Center Hill Lake's newer developments! Current tax assessment of \$100,000! Previous Purchase Price - \$96,900 in 2005! Possible to buy for a fraction of original sale price!

**PROPERTY DIRECTIONS:** From Smithville: Hwy 56 N for approx. 3 miles, L on Allen's Chapel Rd - approx. 3.5 miles, R into Chapelwood (first road past Chapelwood Heights)

Pre-Auction Offers may be presented and accepted by the Seller prior to the day of the Sale.

**Co-Broker:** Mark Meyerrose of American Heritage in Brentwood, TN, (615) 519-8219

The Sale to be held onsite / at the offices of **Woodmont Auctions** and at Berkshire Hathaway HomeServices, Woodmont Realty, 2010 Eight Ave. South, Nashville, TN 37204. *The public is encouraged to make pre-Online / Auction offers, or attend, watch, and bid in person.*

**Frank F. Baugh, Auctioneer**, is a Realtor associated with Berkshire Hathaway HomeServices, Woodmont Realty, 5107 Maryland Way, Suite 100, Brentwood, TN 37027, (615) 661-7800.

**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](mailto:frank@ffbaugh.com)

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## TERMS:

- 1) A **Buyer's Premium of 10%** will be added to the final bid to arrive at the Final Contract.
- 2) \$3,000.00 will be required as an earnest money deposit (within three business days) with the Final Contract, Cash, balance at closing within thirty days, or as soon after as the Closing Agent designates.
- 3) The Seller reserves the right to accept or reject any or all bids or offers even if above a stated reserve.
- 4) In all other matters, this property is selling like all auctions "as-is, where-is." It is suggested Bidders 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, or implied, or subject to financing without a current financing letter of credit, or except any conditions or contingencies the Seller may accept and as evidenced in writing only.
- 5) The Auction Company makes no guarantees or warranties, either expressed or implied of age, condition, public record, or third-party information. This property is strictly selling "as is, where is."

**THE SELLER WILL PAY FOR:** the warranty deed, insured title, closing statement and their pro-rata part of the 2019 taxes.

**THE BUYER WILL PAY FOR:** recording the warranty deed, any costs the Buyer incurs in their own financing and their pro-rata part of the 2019 taxes. **TOTAL TAXES FOR 2017:** County, \$458.38. **ZONING:** residential.

**POSSESSION:** date of deed. SUBJECT TO restrictions, easements, and/or any other limitations of record. **THE BUYER** is responsible for obtaining their own permits for improvements whatsoever. **THE SELLER**, or the Seller through our Brokerage Company may require any bidder or prospective bidder to provide proof of financial responsibility or legal capacity to contract and close this sale within the time and terms announced.

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