

Multiple Properties

Lebanon , TN 37087

SOLD!

Auction
06/20/2020 9:00am

**ABSOLUTE
AUCTION**

**Saturday
June 20, 2020
Beginning @ 9:00 AM**

FOURTEEN (14) INVESTMENT PROPERTIES - LEBANON, TN
9:00 AM - FOUR PARCELS - ANDERSON AVE.

ZONED R2/RMU - CITY UTILITIES AVAILABLE

THESE 4 PARCELS COMBINED ALLOW UP TO 29 RESIDENTIAL UNITS
 Parcel 1: 1.2 Acres, vacant lot, zoning allows 15 residential units.
 Parcel 2: .47 Acres, improved with duplex and 2 houses, 309 Anderson Ave; 220 and 222 Corner Lane.






Parcel 3: .30 Acres, improved with 3 bedroom, 1 bath house @ 224 Corner Lane.
 Parcel 4: .56 Acres, vacant lot, zoning allows up to 7 residential units.

10:00 AM - HOUSE/CORNER LOT - 427 S. GREENWOOD ST.

**ZONED R2/HDR WHICH WILL
ALLOW UP TO
6 RESIDENTIAL UNITS**

Frame house, 1,108 sq. ft.
Two apartments, city utilities, nice corner.



10:30 AM - HOUSE & TRIPLEX - 209 & 211 JENNINGS AVE.




209: Frame house, 3 bedrooms, 1 bath 211: Frame triplex, 1 - 3 bedroom, 2 - 2 bedroom apts.

FINANCING available thru Wilson Bank & Trust, Central Bank, USAA, or Southern Bank of TN. Contact the lender of your choice to prequalify prior to sale date.
 COVID 19: Persons attending the auction should abide by all CDC guidelines written on the premises. You agree to hold Agee and Johnson Realty and Auction, Inc. harmless in the event that you should contract COVID 19 or any other communicable disease.
 SALE TERMS: Cash or 20% down at closing on the balance due from auction date.
 SALE DATE: 6/20/2020. Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.
 TITLE: Seller will execute necessary deeds, provide 30-day cure period. Buyer's responsibility to verify all facts and conditions prior to purchase.
 LEAD BASED: PAINT/LEAD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or lead. Prospective buyers may have houses checked prior to sale date. Buyer to sign inspection waivers with sale date.
 BUYERS ARE ENCOURAGED TO VISIT AND ASSESS ALL PROPERTIES PRIOR TO SALE DATE. SELLING "AS-IS".
 ALL ANNOUNCEMENTS MADE OUT OF THE PRESENCE OF ANY PREVIOUS ADVERTISEMENTS. ALL INFORMATION DEEMED RELIABLE BY OUR COMPANY.



615.444.0909
www.AgeeAndJohnson.com

Listed By (Agent):

Jim Agee

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ABSOLUTE AUCTION

SATURDAY JUNE 20, 2020 • BEGINNING at 9AM

Progressive Absolute Auction beginning at 9:00am on Saturday June 20, 2020

9:00am: Anderson Lane

10:00am: 427 S Greenwood St

10:30am: 209 Jennings Ave & 211 Jennings Ave

11:00am: East Market St & East Main St

12:00pm: 809 Carthage Highway

12:30pm: 1045 Bluebird Rd

1:00pm: 3516 Bluebird Rd

9:00am - Four Parcels Anderson Lane

Parcel 1: 1.12 Acres, Vacant Lot, Zoning allows 15 Residential Units

Parcel 2: .47 Acres, Improved with Duplex & 2 Houses - 309 Anderson Ave, 220 Comer Lane & 222 Comer Lane

Parcel 3: .10 Acres, Improved with 3 Bedroom, 1 Bath House - 224 Comer Lane

Parcel 4: .56 Acres, Vacant Lot, Zoning Allows up to 7 Residential Units

10:00am - House/Corner Lot 427 S Greenwood St

427 Greenwood St - Frame House 1108 Square Feet

- 2 Apartments
- City Utilities
- Zoned R2/HDR - up to 6 Residential Units
- Nice Corner Lot

10:30am - House & Triplex 209 Jennings Ave 211 Jennings Ave

209 Jennings Ave - Frame House

- 3 Bedrooms
- 1 Bath

211 Jennings Ave - Frame Triplex

- Unit 1 - 1 Bedroom
- Unit 2 - 2 Bedroom

- Unit 3 - 2 Bedroom

11:00am - Four Parcels
East Market St & East Main St

316 East Market St

65 x 91 Lot • Zoned Commercial General • City Utilities Available

614 East Market St • 620 East Market St • 626 East Main St

614 East Market St

68 x 257 Irregular Lot • Also Fronts to East Main St

620 East Market St

Frame House • 2 Apartments • Plus Garage Apartment

626 East Main St

2592 square foot Commercial Building • 84 x 117 Irregular Lot • Roof Needs Repair

12:00pm - Four Houses One Lot
809 Carthage Highway

809 Carthage Highway

- 4 Houses on 1 Lot
- House 1 - Living Room, Kitchen, 2 Bedrooms, 1 Bath
- House 2 - Living Room, Kitchen, 2 Bedrooms, 1 Bath
- House 3 - Living Room, Kitchen, 2 Bedrooms, 1 Bath
- House 4 - Rock House with 1 Bedroom

12:30pm - House & Lot
1045 Bluebird Road

1045 Bluebird Rd

- Frame House
- Living Room
- 2 Bedrooms
- 1 Bath
- City Utilities
- 67 x 235 Irregular Lot

1:00pm - 2.93 Acres
3516 Bluebird Road

3516 Bluebird Rd

- 2.93 Acres with over 600 feet frontage on Bluebird Rd
- Improved with Log House with has suffered wind damage

CALL JIM AGEE @ 615-444-0909 FOR FURTHER INFORMATION

ESTATE of DWIGHT McCLANAHAN

CHERYL HENRY EXECUTOR

All houses can be viewed 1 hour prior to Sale on Sale Day Only

ABSOLUTE AUCTION

- REAL ESTATE FINANCING: available thru Wilson Bank & Trust • Charlie Brumit @ 615-232.5990 or Southern Bank of TN • Phil Smartt @ 615-758-6600. Contact the lender of your choice to prequalify prior to sale date.
- 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 2020 property taxes; give possession with deed.
- LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

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.

COVID 19: Persons attending this auction agree to abide by all CDC guidelines while on the premises, may include but not limited to wearing a covering over mouth and nose at all times and maintaining a distance of at least 6 feet from all others. You agree to hold Agee and Johnson Realty and Auction, Inc. harmless in the event that you should contract COVID 19 or any other communicable disease.



728 WEST MAIN STREET, LEBANON, TENNESSEE

615-444-0909

JAY WHITE
CLAY SANDERS
PHIL BRYANT

JIM AGEE
HARRY BENNETT
HAYDEN WHITE

www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

Auction Date	2020-06-20
Buyer's Agent Comp.	Call for Details
Address Street	Multiple Properties
Address City	Lebanon
Address State	TN
Address Zipcode	37087
Auction Highlights	Absolute Auction with 14 Investment Properties Progressive Auction Starting at first location 309 Anderson Ave at 9am

Auction Time Start	9:00am
Auction Type	absolute
Is Home	yes
Virtual Tour Link	http://youtu.be/EMgDxccBDHI

11:00 AM - 4 PARCELS - EAST MARKET & EAST MAIN ST.

ZONED CQ-COMMERCIAL - CITY UTILITIES AVAILABLE
36 East Market St., 62147, 10,000 sq. ft., 10,000 sq. ft., Commercial Center
16 East Market St., 62147, 10,000 sq. ft., 10,000 sq. ft., Commercial Center
620 East Market St., 62147, 10,000 sq. ft., 10,000 sq. ft., Commercial Center
622 East Market St., 62147, 10,000 sq. ft., 10,000 sq. ft., Commercial Center

12:00 NOON - 6 HOUSES ON 1 LOT - 800 CARTHAGE HWY

ZONED CS-COMMERCIAL SERVICES - CITY UTILITIES AVAILABLE UP TO 8 UNITS ALLOWED



Four Houses on One Lot. Three of the houses have living rooms, kitchen, 2 bedrooms, fully finished basement, central heating/cooling, etc.

12:30 PM - HOUSE & LOT - 1043 BLUEBIRD ROAD

1043 Bluebird Rd. 2.93 Acres, 1043 Bluebird Rd. 2.93 Acres, 1043 Bluebird Rd. 2.93 Acres, 1043 Bluebird Rd. 2.93 Acres



All houses can be viewed 1 hour prior to sale, sale date only
Call Jim Agee @ (615) 444-0908 For Further Information
Estate of Dwight McClanahan - Cheryl Henry, Etc.



ABSOLUTE AUCTION





Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+

- Grocery:** 20+
- Schools / Education:** 20+
- Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	David's Pizza	Pizza	0.11 mi	(615) 444-8232	23 Review(s) 2.0
2	Burger King	Burgers	0.13 mi		6 Review(s) 1.0
3	Voodoo Smokehouse	Barbeque	0.19 mi	(615) 784-4235	84 Review(s) 4.5
4	Split Bean Roasting	Coffee & Tea	0.19 mi	(615) 784-4058	33 Review(s) 5.0
5	Belle's Little Country Kitchen	American (Traditional)	0.2 mi	(615) 547-6888	14 Review(s) 3.5
6	Barb's Place	Diners	0.2 mi		2 Review(s) 5.0
7	Town Square Social	American (New)	0.2 mi	(615) 784-4593	90 Review(s) 4.5
8	Sushi Max	Sushi Bars	0.28 mi	(615) 453-0423	26 Review(s) 3.5
9	Wildberry	Cafes	0.34 mi	(615) 547-4494	12 Review(s) 4.5
10	Rockin Mike's Restaurant	Sandwiches	0.37 mi	(615) 547-4993	1 Review(s) 4.0
11	Speedy Burrito Lebanon Tennessee	Mexican	0.38 mi	(615) 784-4071	52 Review(s) 4.5
12	Al Basha Lounge & Restaurant	Hookah Bars	0.41 mi	(615) 784-4448	18 Review(s) 3.5
13	La Tienda Hispana	Grocery	0.48 mi	(615) 444-9859	7 Review(s) 4.5
14	615 Pizza	Chicken Wings	0.69 mi	(615) 547-4992	3 Review(s) 4.5
15	Whitts Barbecue	Barbeque	0.71 mi	(615) 443-1919	13 Review(s) 3.0
16	Los Compadres Mexican Restaurant	Mexican	0.72 mi	(615) 443-4697	35 Review(s) 3.5
17	China Wok	Chinese	0.74 mi	(615) 443-3338	4 Review(s) 2.5
18	Pop's Coffee Shop	Coffee & Tea	0.74 mi	(615) 450-8629	2 Review(s) 5.0
19	Painturo's	Pizza	0.75 mi	(615) 443-8444	53 Review(s) 4.5
20	Sonic Drive-In	Fast Food	0.77 mi	(615) 449-3034	12 Review(s) 2.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	La Tienda Hispana	Grocery	0.48 mi	(615) 444-9859	7 Review(s) 4.5
2	Al's Foodtown	Grocery	0.97 mi	(615) 449-8293	1 Review(s) 5.0
3	Walmart Supercenter	Department Stores	1.29 mi	(615) 444-0471	17 Review(s) 2.0
4	ALDI	Grocery	1.51 mi	(855) 955-2534	3 Review(s) 4.5
5	Kroger	Grocery	2.26 mi	(615) 449-4631	6 Review(s) 3.5
6	Publix Super Markets	Grocery	3.19 mi	(615) 444-2581	8 Review(s) 3.5
7	H. G. Hill's Grocery Store	Grocery	4.2 mi		1 Review(s) 1.0
8	Three Forks Marketplace	Grocery	11.75 mi	(615) 237-9777	2 Review(s) 1.5

9	Houston Meat & Produce	Grocery	12.57 mi	(615) 758-7226	27 Review(s) 4.5
10	ALDI	Grocery	12.58 mi	(855) 955-2534	3 Review(s) 4.5
11	Publix Super Markets	Grocery	12.59 mi	(615) 758-9830	2 Review(s) 5.0
12	Publix Super Markets	Grocery	12.59 mi	(615) 758-4200	13 Review(s) 4.0
13	Kroger	Grocery	12.6 mi	(615) 773-8700	5 Review(s) 3.0
14	Stagecoach General Store	Grocery	12.79 mi	(615) 452-0808	1 Review(s) 1.0
15	Publix	Grocery	12.85 mi	(615) 773-0250	5 Review(s) 4.5
16	Kroger	Grocery	12.86 mi	(615) 758-3300	11 Review(s) 4.0
17	Walmart Supercenter	Grocery	12.99 mi	(615) 758-1121	8 Review(s) 3.0
18	Rice's Country Ham Store	Grocery	13.5 mi	(615) 758-2362	6 Review(s) 4.5
19	Cook's Star Market	Grocery	14.02 mi	(615) 444-9992	1 Review(s) 5.0
20	Piggly Wiggly	Grocery	14.82 mi	(615) 374-0600	1 Review(s) 3.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	0.22 mi	(615) 444-2069	5 Review(s) 4.0
2	Healthy Bones Chiropractic	Chiropractors	0.25 mi	(615) 549-8070	2 Review(s) 5.0
3	The Massage Collection	Reflexology	0.32 mi	(615) 443-1974	1 Review(s) 5.0
4	Tennessee Family Dental	Cosmetic Dentists	0.42 mi	(615) 444-3185	3 Review(s) 5.0
5	Hardin Family Chiropractic	Chiropractors	0.5 mi	(615) 443-1000	1 Review(s) 5.0
6	Gallaher John OD	Optometrists	0.52 mi	(615) 444-9111	1 Review(s) 5.0
7	Gallaher EyeCare	Optometrists	0.52 mi	(615) 444-9111	1 Review(s) 5.0
8	Newman Dental Associates	Oral Surgeons	0.67 mi	(615) 470-8550	1 Review(s) 5.0
9	Wilson County Chiropractic	Chiropractors	0.78 mi	(615) 449-6700	1 Review(s) 5.0
10	Family Eye Med	Optometrists	0.8 mi	(615) 449-0541	5 Review(s) 3.5
11	John M. Pino, OD,PhD	Optometrists	0.8 mi	(615) 449-0541	1 Review(s) 5.0
12	STAR Physical Therapy	Physical Therapy	0.81 mi	(615) 443-4938	2 Review(s) 3.0
13	Troy L Long, DDS	Cosmetic Dentists	0.88 mi	(615) 444-2782	1 Review(s) 5.0
14	Flawless Reflection	Weight Loss Centers	0.9 mi	(615) 489-6949	1 Review(s) 1.0
15	Strauss William T DC	Chiropractors	0.9 mi	(615) 444-5335	1 Review(s) 5.0
16	Johnson Bruce L DDS	Oral Surgeons	1.04 mi	(615) 444-0065	1 Review(s) 5.0
17	Benson Orthodontics	Oral Surgeons	1.08 mi	(615) 449-0895	1 Review(s) 5.0
18	MidTenn Primary Care	Walk-in Clinics	1.1 mi	(615) 547-6699	1 Review(s) 5.0
19	Aspen Dental	General Dentistry	1.22 mi	(615) 444-5447	2 Review(s) 1.0
20	Walmart Pharmacy	Pharmacy	1.28 mi	(615) 449-0611	1 Review(s) 1.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	The Cedars Preparatory Academy	PK-4 Private	0.56 mi	(615) 257-1394	N/A	5.0
2	Coles Ferry Elementary School	PK-5 Public	0.59 mi	(615) 443-1946	6.0	4.0
3	Wilson Co Adult High School	9-12 Public	0.78 mi	(615) 443-7199	N/A	N/A
4	Walter J. Baird Middle School	6-8 Public	0.81 mi	(615) 444-2190	7.0	4.0
5	Youth Emergency Services	8-12 Private	0.97 mi	(615) 898-0051	N/A	N/A
6	Sam Houston Elementary School	PK-5 Public	1.06 mi	(615) 444-7494	6.0	4.0
7	Castle Heights Elementary School	PK-5 Public	1.15 mi	(615) 444-2483	5.0	3.0
8	Byars Dowdy Elementary School	PK-5 Public	1.64 mi	(615) 444-6651	6.0	4.0
9	Winfree Bryant Middle School	6-8 Public	1.86 mi	(615) 449-4560	5.0	N/A
10	Covenant Life School	PK-6 Private	1.87 mi	Array	N/A	N/A
11	Southside Elementary School	PK-8 Public	2.02 mi	(615) 444-6330	6.0	4.0
12	McClain Christian Academy	PK-10 Private	2.25 mi	(615) 444-2678	N/A	5.0
13	Lebanon High School	9-12 Public	2.43 mi	(615) 444-9610	5.0	3.0
14	Tennessee Virtual On-Line School	K-12 Public	3.12 mi	(615) 443-2681 x2	5.0	N/A
15	Carroll Oakland Elementary School	PK-8 Public	4.62 mi	(615) 444-5208	4.0	3.0
16	Friendship Christian School	PK-12 Private	5.14 mi	(615) 449-1573	N/A	3.0
17	Tuckers Cross Roads	K-8 Public	6.43 mi	(615) 444-3956	4.0	3.0
18	Advocate @ Y.E.S.	7-11 Private	6.45 mi	(615) 444-1819	N/A	N/A
19	Montessori Achievement Academy	PK-1 Private	7.22 mi	(615) 444-4194	N/A	N/A
20	Wilson Central High School	9-12 Public	7.93 mi	(615) 453-4600	8.0	4.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
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1	Wilkie's Outfitters	Rafting/Kayaking	0.15 mi	(615) 784-4179	1 Review(s) 5.0
2	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	0.35 mi	(804) 305-2321	1 Review(s) 5.0
3	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.5 mi	(615) 506-0428	1 Review(s) 5.0
4	Jimmy Floyd Family Life Center	Fitness & Instruction	0.68 mi	(615) 453-4545	4 Review(s) 3.5
5	Pro Bowling Center	Bowling	0.69 mi	(615) 449-3898	6 Review(s) 3.5
6	Don Fox Park	Parks	1.31 mi	(615) 449-0303	10 Review(s) 4.0
7	The Dancing Lights Of Christmas	Kids Activities	1.31 mi		4 Review(s) 4.0
8	Planet Fitness	Gyms	1.53 mi	(615) 994-6905	1 Review(s) 5.0
9	The Gun Room	Sporting Goods	1.65 mi	(615) 453-6030	6 Review(s) 5.0
10	Julia's Body Shop	Trainers	2.09 mi	(615) 828-5385	2 Review(s) 5.0
11	Premier Martial Arts	Martial Arts	2.47 mi	(615) 443-4783	1 Review(s) 5.0
12	Pro Pools	Swimming Pools	2.52 mi	(888) 352-7582	11 Review(s) 2.0
13	Anytime Fitness	Gyms	2.64 mi	(615) 444-3484	7 Review(s) 4.5
14	Lebanon CrossFit	Interval Training Gyms	2.91 mi	(615) 390-4031	1 Review(s) 5.0
15	World Classic Martial Arts	Martial Arts	2.96 mi	(615) 547-9606	1 Review(s) 5.0
16	Sports Village Fitness	Gyms	3.49 mi	(615) 449-0031	10 Review(s) 4.0
17	Maple Hill Road Driving Range	Golf	3.68 mi	(615) 444-4833	2 Review(s) 2.5
18	Sellars State Farm Archaeological Area	Parks	4.09 mi		1 Review(s) 3.0
19	Body Kneads	Skin Care	4.48 mi	(615) 449-7880	17 Review(s) 4.5
20	Young's Performance Skis & Cycles	Jet Skis	5.76 mi	(615) 449-2373	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Gimme A \$5	Discount Store	0.05 mi	(615) 547-6005	4 Review(s) 3.5
2	DT's Used Appliances	Appliances	0.09 mi	(615) 470-3070	1 Review(s) 5.0
3	Haven House Thrift Shop	Thrift Stores	0.1 mi	(615) 965-2706	1 Review(s) 4.0
4	iBROKEIT	Mobile Phone Repair	0.12 mi	(615) 547-9504	3 Review(s) 3.5
5	S S Graham Floral	Florists	0.13 mi	(615) 443-3366	2 Review(s) 5.0
6	Needful Things	Antiques	0.14 mi	(615) 547-6364	1 Review(s) 5.0
7	Downtown Antique Mall	Antiques	0.15 mi	(615) 444-4966	3 Review(s) 4.5
8	Wilkie's Outfitters	Rafting/Kayaking	0.15 mi	(615) 784-4179	1 Review(s) 5.0
9	Butter Churn	Antiques	0.15 mi		3 Review(s) 4.0
10	Eden's Edge Boutique	Women's Clothing	0.16 mi	(615) 470-8537	1 Review(s) 5.0
11	Screen Door	Antiques	0.16 mi	(615) 453-5222	1 Review(s) 4.0
12	Dreams Boutique	Women's Clothing	0.18 mi	(615) 547-9799	1 Review(s) 5.0
13	Gardens On Main	Nurseries & Gardening	0.19 mi	(615) 547-4900	4 Review(s) 2.0
14	Ed's Coins	Gold Buyers	0.19 mi	(615) 444-1382	1 Review(s) 5.0
15	3:Sixteen	Gift Shops	0.2 mi	(615) 547-9131	1 Review(s) 5.0
16	Bloem Kind Boutique	Women's Clothing	0.2 mi	(615) 270-0360	2 Review(s) 4.5
17	Urban Mills Promotions & Boutique	Women's Clothing	0.2 mi	(615) 466-5288	2 Review(s) 4.5
18	Main Street Mercantile & Creamery	Ice Cream & Frozen Yogurt	0.21 mi		1 Review(s) 5.0
19	Poppie's Boutique	Women's Clothing	0.22 mi	(615) 784-4222	1 Review(s) 4.0
20	Iddy & Oscar's	Accessories	0.22 mi	(615) 917-5975	3 Review(s) 5.0