

455 Thomas Rd

Lebanon, TN 37087

SOLD!

Auction
09/12/2020 10:00AM

ABSOLUTE AUCTION **Saturday**
September 12, 2020
10:00 AM & 1:00 PM

10 AM - SELLING 455 THOMAS ROAD, LEBANON, TN
Directions: From Lebanon square head North on US Hwy 231 for 5.2 miles, take slight left onto Old Hunters Point Pike North, go 1 mile, continue straight onto Canoe Branch Road, go .1 mile, turn left onto Thomas Road, go .5 miles. Property on right. Watch for signs!

1 PM - SELLING 7271 UNION CAMP ROAD, LAFAYETTE, TN
Directions: From Hartsville, take Hwy. 10 to Lafayette, Turn Right on Hwy. 52 go 4.4 miles, turn right on Browns Road, go .6 mile, turn left on Hwy. 262 / Union Camp Road, go 5.4 miles. Property on left. Watch for signs!

2 INVESTMENT PROPERTIES LOCATED IN LEBANON AND LAFAYETTE, TN



455 THOMAS RD, LEBANON, TN



7271 UNION CAMP RD, LAFAYETTE, TN

SELLING AT 10:00 AM - 455 THOMAS RD, LEBANON, TN: 2 bedroom, 1 bath home with kitchen with built in cabinets, window air, electric heat. Large lot with mature trees.

SELLING AT 1:00 PM - 7271 UNION CAMP RD, LAFAYETTE, TN: 2 bedroom, 1 bath single-wide trailer with kitchen with built in cabinets, central heat & air. Large lot. Great fixer upper. Handy Man Special!

Call Jay White 615-308-4421 or 615-444-0909 For Further Information

FINANCING: Available through Wilson Bank & Trust - Denise Sampson - 615-444-2265; or Southern Bank of Tennessee - David Penzel - 615-444-3700; or contact lender of your choice to prequalify prior to sale.
COVID-19: We encourage persons attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract COVID-19 or any other communicable disease.
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 upon 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 see doc.
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.



615.444.0909

www.AgeeAndJohnson.com



Contact Agee & Johnson Today!

Listed By (Agent):

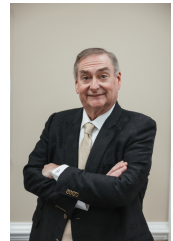
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY SEPTEMBER 12, 2020

LOCATION 455 THOMAS RD • LEBANON TN @ 10AM

LOCATION 7271 UNION CAMP RD • LAFAYETTE TN @ 1PM

455 THOMAS RD • LEBANON TN • 10AM

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7271 UNION CAMP RD • LAFAYETTE TN • 1PM

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2 INVESTMENT PROPERTIES LOCATED IN LEBANON & LAFAYETTE TN

SELLING AT 10:00 AM - 455 THOMAS RD., LEBANON, TN: 2 bedroom, 1 bath home with kitchen with built in cabinets, window air, electric heat. Large lot with mature trees. Estimated 1.9 +/- Acres

SELLING AT 1:00 PM - 7271 UNION CAMP RD., LAFAYETTE, TN: 2 bedroom, 1 bath single-wide trailer with kitchen with built in cabinets, central heat & air. Large lot. Great i-□xer upper. Handy Man Special! Estimated 1.5 +/- Acres

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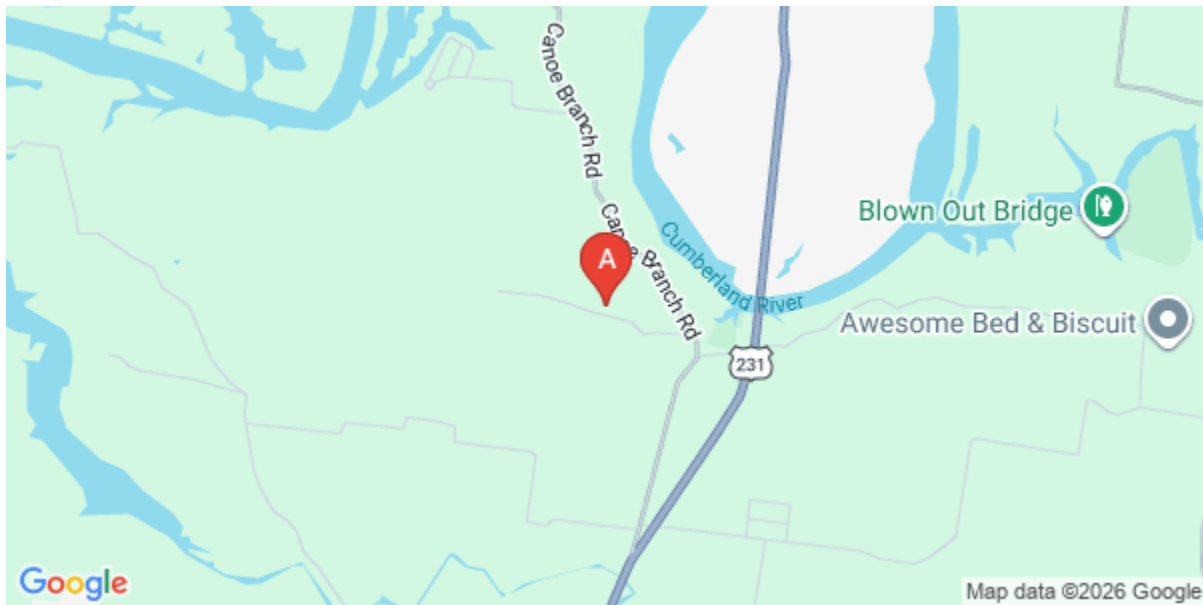
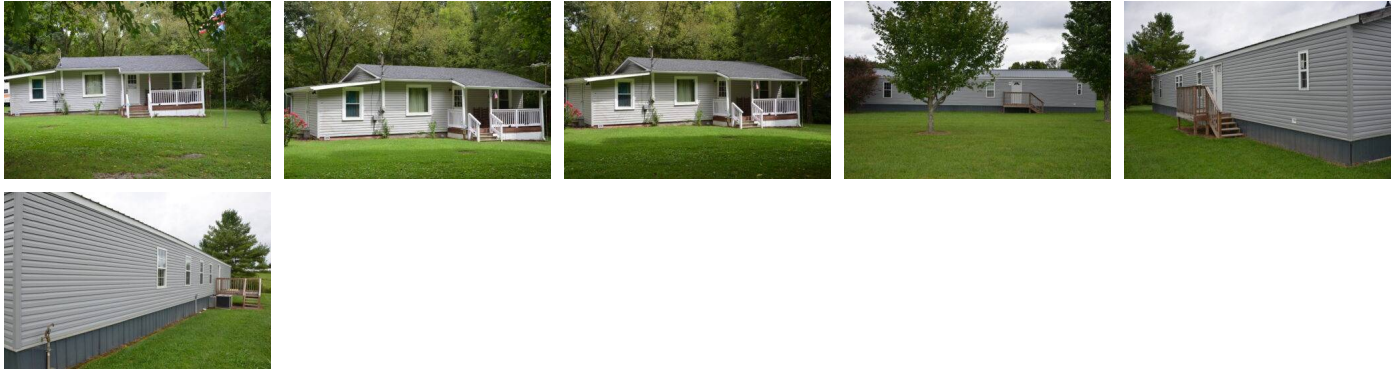
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Contact **Agee & Johnson** Today!

Auction Date	2020-09-12
Buyer's Agent Comp.	Call for Details
Address Street	455 Thomas Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	2 Investment Properties Selling in Lebanon & Lafayette TN 455 Thomas Rd, Lebanon • 10am 7271 Union Camp Rd, Lafayette • 1pm
Auction Time Start	10:00AM
Auction Type	absolute
Is Home	yes



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	Rice Box	Chinese	5.19 mi	(615) 449-9488	28 Review(s) 4.5
2	Subway	Sandwiches	5.23 mi	(615) 453-3823	3 Review(s) 1.0
3	The Smoke House by Hoite's	Barbeque	5.64 mi	(615) 444-8300	1 Review(s) 3.0
4	David's Pizza	Pizza	6.1 mi	(615) 444-8232	23 Review(s) 2.0
5	Belle's Little Country Kitchen	American (Traditional)	6.11 mi	(615) 547-6888	14 Review(s) 3.5
6	Barb's Place	Diners	6.11 mi		2 Review(s) 5.0
7	Keller's Restaurant	Restaurants	6.16 mi	(615) 374-4719	10 Review(s) 3.0
8	Sammy B's	American (New)	6.21 mi	(615) 547-4550	78 Review(s) 4.0
9	Wildberry	Cafes	6.24 mi	(615) 547-4494	12 Review(s) 4.5
10	Stroud's Barbeque	Barbeque	6.29 mi	(615) 444-6695	21 Review(s) 3.5
11	Burger King	Burgers	6.34 mi		6 Review(s) 1.0
12	Speedy Burrito Lebanon Tennessee	Mexican	6.35 mi	(615) 784-4071	52 Review(s) 4.5
13	Voodoo Smokehouse	Barbeque	6.36 mi	(615) 784-4235	84 Review(s) 4.5
14	Rockin Mike's Restaurant	Sandwiches	6.36 mi	(615) 547-4993	1 Review(s) 4.0
15	Mr. PanchÃ's Mexican Restaurant	Mexican	6.37 mi	(615) 443-3995	24 Review(s) 3.5

16	Papa John's Pizza	Pizza	6.38 mi	(615) 443-7272	5 Review(s) 2.0
17	Jersey Mike's Subs	Sandwiches	6.38 mi	(615) 444-9886	8 Review(s) 3.5
18	China King Buffett	Chinese	6.39 mi	(615) 547-1111	1 Review(s) 1.0
19	Split Bean Roasting	Coffee & Tea	6.4 mi	(615) 784-4058	33 Review(s) 5.0
20	Pop's Coffee Shop	Coffee & Tea	6.41 mi	(615) 450-8629	2 Review(s) 5.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	H. G. Hill's Grocery Store	Grocery	2.03 mi		1 Review(s) 1.0
2	Al's Foodtown	Grocery	5.26 mi	(615) 449-8293	1 Review(s) 5.0
3	Publix Super Markets	Grocery	6.51 mi	(615) 444-2581	8 Review(s) 3.5
4	Kroger	Grocery	6.59 mi	(615) 449-4631	6 Review(s) 3.5
5	La Tienda Hispana	Grocery	6.68 mi	(615) 444-9859	7 Review(s) 4.5
6	Stagecoach General Store	Grocery	6.82 mi	(615) 452-0808	1 Review(s) 1.0
7	Walmart Supercenter	Department Stores	7.49 mi	(615) 444-0471	17 Review(s) 2.0
8	ALDI	Grocery	7.71 mi	(855) 955-2534	3 Review(s) 4.5
9	Piggly Wiggly	Grocery	9.36 mi	(615) 374-0600	1 Review(s) 3.0
10	H.G. Hill Market	Grocery	11.54 mi	(615) 452-0122	2 Review(s) 3.0
11	Kroger	Grocery	11.82 mi	(615) 451-2803	6 Review(s) 2.5
12	ALDI	Grocery	12.27 mi	(855) 955-2534	3 Review(s) 4.5
13	Walmart Supercenter	Grocery	12.37 mi	(615) 452-8452	10 Review(s) 1.5
14	Publix Super Markets	Grocery	12.89 mi	(615) 451-6285	8 Review(s) 5.0
15	Galloway Farms	Specialty Food	13.43 mi	(615) 230-3119	1 Review(s) 5.0
16	Publix Super Markets	Grocery	14.03 mi	(615) 758-9830	2 Review(s) 5.0
17	Publix Super Markets	Grocery	14.04 mi	(615) 758-4200	13 Review(s) 4.0
18	Kroger	Grocery	14.15 mi	(615) 773-8700	5 Review(s) 3.0
19	Kroger Marketplace	Grocery	14.25 mi	(615) 230-3900	35 Review(s) 3.0
20	Houston Meat & Produce	Grocery	14.25 mi	(615) 758-7226	27 Review(s) 4.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Family Eye Med	Optometrists	5.9 mi	(615) 449-0541	5 Review(s) 3.5
2	John M. Pino, OD, PhD	Optometrists	5.9 mi	(615) 449-0541	1 Review(s) 5.0
3	STAR Physical Therapy	Physical Therapy	5.9 mi	(615) 443-4938	2 Review(s) 3.0
4	Smile Gallery	General Dentistry	6.05 mi	(615) 444-2069	5 Review(s) 4.0
5	Vanderbilt Wilson County Hospital	Hospitals	6.09 mi	(615) 444-8262	7 Review(s) 3.0
6	Troy L Long, DDS	Cosmetic Dentists	6.11 mi	(615) 444-2782	1 Review(s) 5.0
7	Tate John MD	Ear Nose & Throat	6.11 mi	(615) 444-6667	3 Review(s) 2.5
8	Tennessee Implant & Oral Surgery	Oral Surgeons	6.2 mi	(615) 453-7800	1 Review(s) 5.0
9	Womens Health Center	Obstetricians & Gynecologists	6.22 mi	(615) 449-6780	3 Review(s) 1.5
10	Flawless Reflection	Weight Loss Centers	6.26 mi	(615) 489-6949	1 Review(s) 1.0
11	Strauss William T DC	Chiropractors	6.26 mi	(615) 444-5335	1 Review(s) 5.0
12	Neuhaus Foot & Ankle	Podiatrists	6.31 mi	(615) 219-5123	3 Review(s) 5.0
13	Witherow Orthodontics	Orthodontists	6.31 mi	(615) 754-2027	1 Review(s) 5.0
14	Results Physiotherapy	Physical Therapy	6.31 mi	(615) 443-9036	1 Review(s) 5.0
15	Lifecare Family Services	Counseling & Mental Health	6.31 mi	(615) 453-1606	3 Review(s) 1.0
16	Doctor's Office	Doctors	6.32 mi	(615) 453-3645	1 Review(s) 2.0
17	Johnson Bruce L DDS	Oral Surgeons	6.36 mi	(615) 444-0065	1 Review(s) 5.0
18	Lebanon Dental	General Dentistry	6.37 mi	(615) 449-8800	1 Review(s) 5.0
19	Lebanon Dental Excellence	General Dentistry	6.38 mi	(615) 444-2262	3 Review(s) 3.5
20	Haynie Family Dentistry	General Dentistry	6.38 mi	(615) 449-8800	1 Review(s) 5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Carroll Oakland Elementary School	PK-8 Public	1.62 mi	(615) 444-5208	4.0	3.0
2	Friendship Christian School	PK-12 Private	4.21 mi	(615) 449-1573	N/A	3.0
3	Sam Houston Elementary School	PK-5 Public	5.2 mi	(615) 444-7494	6.0	4.0
4	Castle Heights Elementary School	PK-5 Public	5.27 mi	(615) 444-2483	5.0	3.0
5	Walter J. Baird Middle School	6-8 Public	5.54 mi	(615) 444-2190	7.0	4.0
6	Coles Ferry Elementary School	PK-5 Public	5.79 mi	(615) 443-1946	6.0	4.0
7	The Cedars Preparatory Academy	PK-4 Private	6.45 mi	(615) 257-1394	N/A	5.0

8	Youth Emergency Services	8-12 Private	6.88 mi	(615) 898-0051	N/A	N/A
9	Wilson Co Adult High School	9-12 Public	6.91 mi	(615) 443-7199	N/A	N/A
10	Covenant Life School	PK-6 Private	6.93 mi	Array	N/A	N/A
11	Byars Dowdy Elementary School	PK-5 Public	7.01 mi	(615) 444-6651	6.0👍	4.0👍
12	Lebanon High School	9-12 Public	7.27 mi	(615) 444-9610	5.0👍	3.0👍
13	Winfree Bryant Middle School	6-8 Public	7.32 mi	(615) 449-4560	5.0👍	N/A
14	Southside Elementary School	PK-8 Public	8.19 mi	(615) 444-6330	6.0👍	4.0👍
15	McClain Christian Academy	PK-10 Private	8.23 mi	(615) 444-2678	N/A	5.0👍
16	Tuckers Cross Roads	K-8 Public	8.91 mi	(615) 444-3956	4.0👍	3.0👍
17	Montessori Achievement Academy	PK-1 Private	8.97 mi	(615) 444-4194	N/A	N/A
18	Jim Satterfield Middle School	6-8 Public	9.11 mi	(615) 374-2748	7.0👍	5.0👍
19	Trousdale Co High School	9-12 Public	9.12 mi	(615) 374-2201	8.0👍	4.0👍
20	Tennessee Virtual On-Line School	K-12 Public	9.34 mi	(615) 443-2681 x2	5.0👍	N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Lazy Day Horse Farm	Horse Boarding	3.57 mi	(615) 403-7528	1 Review(s) 5.0👍
2	Maple Hill Road Driving Range	Golf	4.65 mi	(615) 444-4833	2 Review(s) 2.5👍
3	Jimmy Floyd Family Life Center	Fitness & Instruction	5.82 mi	(615) 453-4545	4 Review(s) 3.5👍
4	Don Fox Park	Parks	5.96 mi	(615) 449-0303	10 Review(s) 4.0👍
5	Pro Bowling Center	Bowling	6 mi	(615) 449-3898	6 Review(s) 3.5👍
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	6.06 mi	(615) 506-0428	1 Review(s) 5.0👍
7	Young's Performance Skis & Cycles	Jet Skis	6.07 mi	(615) 449-2373	1 Review(s) 1.0👍
8	Wilkie's Outfitters	Rafting/Kayaking	6.36 mi	(615) 784-4179	1 Review(s) 5.0👍
9	Premier Martial Arts	Martial Arts	6.37 mi	(615) 443-4783	1 Review(s) 5.0👍
10	Planet Fitness	Gyms	6.38 mi	(615) 994-6905	1 Review(s) 5.0👍
11	Julia's Body Shop	Trainers	6.42 mi	(615) 828-5385	2 Review(s) 5.0👍
12	Nashville Kayak Lessons	Rafting/Kayaking	6.45 mi	(615) 461-0711	1 Review(s) 5.0👍
13	Lebanon CrossFit	Interval Training Gyms	6.49 mi	(615) 390-4031	1 Review(s) 5.0👍
14	Pro Pools	Swimming Pools	6.52 mi	(888) 352-7582	11 Review(s) 2.0👍
15	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	6.55 mi	(804) 305-2321	1 Review(s) 5.0👍
16	World Classic Martial Arts	Martial Arts	6.56 mi	(615) 547-9606	1 Review(s) 5.0👍
17	Sports Village Fitness	Gyms	6.62 mi	(615) 449-0031	10 Review(s) 4.0👍
18	Body Kneads	Skin Care	6.92 mi	(615) 449-7880	17 Review(s) 4.5👍
19	The Dancing Lights Of Christmas	Kids Activities	6.99 mi		4 Review(s) 4.0👍
20	Bledsoe Creek State Park	Parks	7.1 mi	(615) 452-3706	10 Review(s) 3.5👍

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Arnold's Safe & Lock	Keys & Locksmiths	2.03 mi	(615) 286-5625	1 Review(s) 5.0👍
2	Cracker Barrel Corporate Office	Flowers & Gifts	5.56 mi	(615) 444-5533	6 Review(s) 2.0👍
3	The Western Look	Shoe Stores	5.76 mi	(615) 547-7159	3 Review(s) 5.0👍
4	Family Eye Med	Optometrists	5.9 mi	(615) 449-0541	5 Review(s) 3.5👍
5	Sea of Silver and Sass	Women's Clothing	6 mi	(615) 788-4503	1 Review(s) 4.0👍
6	iBROKEit	Mobile Phone Repair	6.09 mi	(615) 547-9504	3 Review(s) 3.5👍
7	Haven House Thrift Shop	Thrift Stores	6.12 mi	(615) 965-2706	1 Review(s) 4.0👍
8	Hartmann Factory Store	Luggage	6.13 mi	(615) 449-8000	3 Review(s) 3.0👍
9	DT's Used Appliances	Appliances	6.14 mi	(615) 470-3070	1 Review(s) 5.0👍
10	S S Graham Floral	Florists	6.14 mi	(615) 443-3366	2 Review(s) 5.0👍
11	Gimme A \$5	Discount Store	6.16 mi	(615) 547-6005	4 Review(s) 3.5👍
12	Bloem Kind Boutique	Women's Clothing	6.19 mi	(615) 270-0360	2 Review(s) 4.5👍
13	Gardens On Main	Nurseries & Gardening	6.21 mi	(615) 547-4900	4 Review(s) 2.0👍
14	Lebanon Distributing	Building Supplies	6.22 mi	(615) 444-7060	1 Review(s) 5.0👍
15	Ferguson Selection Center	Kitchen & Bath	6.23 mi	(615) 444-9359	1 Review(s) 5.0👍
16	Gibbs Pharmacy	Drugstores	6.26 mi	(615) 449-3355	5 Review(s) 2.5👍
17	The Tobacco Shoppe	Tobacco Shops	6.3 mi	(615) 449-2982	1 Review(s) 5.0👍
18	Friends In Stitches	Jewelry	6.32 mi	(615) 453-2221	2 Review(s) 5.0👍
19	Downtown Antique Mall	Antiques	6.35 mi	(615) 444-4966	3 Review(s) 4.5👍
20	Needful Things	Antiques	6.35 mi	(615) 547-6364	1 Review(s) 5.0👍