

# 805 Westwood Dr

Lebanon, TN 37087

**SOLD!**

Auction  
07/01/2021 6:00 pm

<b>ABSOLUTE AUCTION</b>	<b>Thursday July 1, 2021 6:00 PM</b>
<b>805 WESTWOOD DRIVE, LEBANON, TN 37087</b>	
Directions: From Historic Lebanon Square travel west on West Main Street, 8 mile turn left on Castle Heights Avenue, 3 mile turn right onto Westwood Drive. Watch for signs!!!	
<b>CONVENIENT LOCATION 4 BEDROOM - 2 BATH</b>	
	
Convenient location! 4 bedroom, 2 bath home, with garage converted to living area. Ranch style single level living. Treed lot, quiet street in the heart of Lebanon. 1700+ square feet. Home situated on .37 +/- acre lot. <b>Zoned RD9</b>	
<b>FIXER UPPER - IDEAL FOR OWNER OR INVESTOR</b>	
Call Jay White at 615-444-0909 or 615-308-4421 For Further Information	
<small>FINANCING: Available through Wilson Bank &amp; Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Pennell - 615-444-4166; or contact lender of your choice to prequalify prior to sale.          COVID-19: We encourage anyone attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee &amp; Johnson Realty &amp; Auction, Inc. harmless if the event is postponed contact Covid-19 or any other communicable disease.          SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE.          TITLE: Seller will furnish warranty deed, provide 2021 property taxes, give possession with deed.          LEAD BASED PAIN TO DISCLOSURE: You will full price to 103 days, certain lead based paint test to mold. Prospective buyers may have houses 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. Jay White, Principal Auctioneer - License #2320</small>	
	<b>615.444.0909</b> <a href="http://www.AgeeAndJohnson.com">www.AgeeAndJohnson.com</a>

Listed By (Agent):

**Jay White**

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# ABSOLUTE AUCTION

**THURSDAY JULY 1, 2021 @ 6:00PM**

**LOCATION 805 WESTWOOD DR • LEBANON TN  
37087**

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## **THURSDAY EVENING AUCTION**

### **4 BEDROOM • 2 BATH CONVENIENT LOCATION!**

Convenient location! 4 bedroom, 2 bath home, with garage converted to living area.

Ranch style single level living.

Treed lot, quiet street in the heart of Lebanon. 1700+ square feet. Home situated on .37 +/- acre lot.

**Zoned RD9**

**ABSOLUTE  
AUCTION**

**Thursday  
July 1, 2021  
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### **For Further Information**

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COVID 19: We encourage persons attending this 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; prorate 2021 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.

**Jay White, Principal Auctioneer - License #2309**



**615.444.0909**

**www.AgeeAndJohnson.com**



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2021-07-01
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	805 Westwood Dr
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Thursday July 1, 2021, 805 Westwood Dr, Lebanon TN. 4 bedroom, 2 bath ranch house. Treed lot - fixer upper - ideal for owner or investor.
<b>Auction Time Start</b>	6:00 pm
<b>Auction Type</b>	absolute
<b>Is Home</b>	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	Sake Japanese Grill	Japanese	0.4 mi	(615) 453-1566	50 Review(s) 3.5
2	Domino's Pizza	Pizza	0.44 mi	(615) 449-3733	20 Review(s) 2.0
3	Guadalajara Taqueria Y Carniceria	Tacos	0.47 mi	(615) 449-8237	57 Review(s) 4.5
4	J. Clayborn's	Delis	0.48 mi	(615) 784-4055	35 Review(s) 4.5
5	Sonic Drive-In	Fast Food	0.51 mi	(615) 449-3034	13 Review(s) 2.5
6	Painturo's	Pizza	0.53 mi	(615) 443-8444	58 Review(s) 4.5
7	China Wok	Chinese	0.53 mi	(615) 443-3338	4 Review(s) 2.5
8	Pop's Coffee Shop	Coffee & Tea	0.55 mi	(615) 450-8629	3 Review(s) 5.0
9	Los Compadres Mexican Restaurant	Mexican	0.55 mi	(615) 443-4697	36 Review(s) 3.5
10	Sammy B's	American (New)	0.6 mi	(615) 547-4550	88 Review(s) 4.0
11	Hardee's	Fast Food	0.63 mi	(615) 444-8241	6 Review(s) 2.5
12	New China II Restaurant	Chinese	0.65 mi	(615) 449-4535	1 Review(s) 1.0
13	Mr Panchos Mexican Restaurant	Mexican	0.65 mi	(615) 443-3995	26 Review(s) 3.5
14	Captain D's	Seafood	0.65 mi	(615) 449-1966	2 Review(s) 2.0
15	Burger King	Burgers	0.83 mi	(615) 449-8644	9 Review(s) 1.5
16	Speedy Burrito Lebanon Tennessee	Mexican	0.88 mi	(615) 784-4071	69 Review(s) 4.5
17	Rockin Mike's Restaurant	Sandwiches	0.89 mi	(615) 547-4993	1 Review(s) 4.0
18	Peking Chinese Restaurant	Chinese	0.9 mi	(615) 449-3304	42 Review(s) 3.5
19	Ruby Tuesday	Burgers	0.93 mi	(615) 453-0577	46 Review(s) 2.5
20	Jersey Mike's Subs	Sandwiches	0.95 mi	(615) 444-9886	8 Review(s) 3.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
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1	La Tienda Hispana	Grocery	1.04 mi	(615) 444-9859	7 Review(s) 4.5
2	Kroger	Grocery	1.22 mi	(615) 449-4631	6 Review(s) 3.5
3	ALDI	Grocery	1.36 mi	(855) 955-2534	3 Review(s) 4.5
4	Walmart Supercenter	Department Stores	1.5 mi	(615) 444-0471	21 Review(s) 2.0
5	Al's Foodland	Grocery	1.75 mi	(615) 449-8293	1 Review(s) 5.0
6	Publix Super Markets	Grocery	2.23 mi	(615) 444-2581	9 Review(s) 3.0
7	H. G. Hill's Grocery Store	Grocery	4.9 mi		1 Review(s) 1.0
8	ALDI	Grocery	11.33 mi	(855) 955-2534	3 Review(s) 4.5
9	Houston Meat & Produce	Grocery	11.4 mi	(615) 758-7226	29 Review(s) 4.5
10	Kroger	Grocery	11.44 mi	(615) 773-8700	5 Review(s) 3.0
11	Publix Super Markets	Grocery	11.44 mi	(615) 758-9830	2 Review(s) 5.0
12	Publix Super Markets	Grocery	11.45 mi	(615) 758-4200	15 Review(s) 4.0
13	Kroger	Grocery	11.5 mi	(615) 758-3300	13 Review(s) 4.0
14	Publix	Grocery	11.59 mi	(615) 773-0250	6 Review(s) 4.5
15	Walmart Supercenter	Grocery	11.74 mi	(615) 758-1121	9 Review(s) 3.0
16	Rice's Country Ham Store	Grocery	12.34 mi	(615) 758-2362	6 Review(s) 5.0
17	Three Forks Marketplace	Grocery	12.47 mi	(615) 237-9777	3 Review(s) 2.5
18	Cook's Star Market	Grocery	12.77 mi	(615) 444-9992	1 Review(s) 5.0
19	Stagecoach General Store	Grocery	13.11 mi	(615) 452-0808	1 Review(s) 1.0
20	Kroger	Grocery	14.67 mi	(615) 451-2803	5 Review(s) 2.5

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Benson Orthodontics	Oral Surgeons	0.38 mi	(615) 449-0895	1 Review(s) 5.0
2	Johnson Bruce L DDS	Oral Surgeons	0.46 mi	(615) 444-0065	1 Review(s) 5.0
3	Serenity Dental	General Dentistry	0.48 mi	(615) 444-3932	3 Review(s) 4.5
4	Wilson County Chiropractic	Chiropractors	0.52 mi	(615) 449-6700	1 Review(s) 5.0
5	Kids Care Walk-in Urgent Care Clinic	Pediatricians	0.54 mi	(615) 453-1252	3 Review(s) 3.5
6	Strauss William T DC	Chiropractors	0.57 mi	(615) 444-5335	1 Review(s) 5.0
7	Flawless Reflection	Weight Loss Centers	0.57 mi	(615) 489-6949	2 Review(s) 3.0
8	Urban Physical Therapy	Physical Therapy	0.63 mi	(615) 444-9400	1 Review(s) 5.0
9	Lebanon Dental Excellence	General Dentistry	0.66 mi	(615) 444-2262	3 Review(s) 3.5
10	Troy L Long, DDS	Cosmetic Dentists	0.73 mi	(615) 444-2782	1 Review(s) 5.0
11	CVS Pharmacy	Drugstores	0.74 mi	(615) 444-4471	3 Review(s) 2.0
12	Gallaher John OD	Optometrists	0.75 mi	(615) 444-9111	1 Review(s) 5.0
13	Gallaher EyeCare	Optometrists	0.75 mi	(615) 444-9111	1 Review(s) 5.0
14	Hardin Family Chiropractic	Chiropractors	0.76 mi	(615) 443-1000	1 Review(s) 5.0
15	Take Care Clinic	Medical Centers	0.76 mi	(866) 825-3227	1 Review(s) 3.0
16	Smile Solutions of Lebanon	Pediatric Dentists	0.77 mi	(615) 453-9937	3 Review(s) 3.5
17	Tennessee Family Dental - Lebanon	Cosmetic Dentists	0.85 mi	(615) 444-3185	4 Review(s) 5.0
18	Haynie Family Dentistry	General Dentistry	0.86 mi	(615) 449-8800	1 Review(s) 5.0
19	Lebanon Dental	General Dentistry	0.86 mi	(615) 449-8800	1 Review(s) 5.0
20	Moore Darryl E DDS	Oral Surgeons	0.89 mi	(615) 449-4503	2 Review(s) 2.5

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Byars Dowdy Elementary School	PK-5 Public	0.37 mi	(615) 444-6651	6.0	4.0
2	Winfree Bryant Middle School	6-8 Public	0.6 mi	(615) 449-4560	5.0	N/A
3	Covenant Life School	PK-6 Private	0.66 mi	Array	N/A	N/A
4	The Cedars Preparatory Academy	PK-4 Private	0.71 mi	(615) 257-1394	N/A	5.0
5	Lebanon High School	9-12 Public	1.19 mi	(615) 444-9610	5.0	3.0
6	Coles Ferry Elementary School	PK-5 Public	1.27 mi	(615) 443-1946	6.0	4.0
7	McClain Christian Academy	PK-10 Private	1.39 mi	(615) 444-2678	N/A	5.0
8	Walter J. Baird Middle School	6-8 Public	1.47 mi	(615) 444-2190	7.0	4.0
9	Southside Elementary School	PK-8 Public	1.52 mi	(615) 444-6330	6.0	4.0
10	Wilson Co Adult High School	9-12 Public	1.61 mi	(615) 443-7199	N/A	N/A
11	Castle Heights Elementary School	PK-5 Public	1.62 mi	(615) 444-2483	5.0	3.0
12	Youth Emergency Services	8-12 Private	1.94 mi	(615) 898-0051	N/A	N/A
13	Sam Houston Elementary School	PK-5 Public	2.02 mi	(615) 444-7494	6.0	4.0
14	Tennessee Virtual On-Line School	K-12 Public	2.66 mi	(615) 443-2681 x2	5.0	N/A
15	Friendship Christian School	PK-12 Private	4.88 mi	(615) 449-1573	N/A	3.0

16	Carroll Oakland Elementary School	PK-8 Public	5.26 mi	(615) 444-5208	4.0	3.0
17	Advocate @ Y.E.S.	7-11 Private	5.85 mi	(615) 444-1819	N/A	N/A
18	Montessori Achievement Academy	PK-1 Private	6.15 mi	(615) 444-4194	N/A	N/A
19	Wilson Central High School	9-12 Public	6.81 mi	(615) 453-4600	8.0	4.0
20	Tuckers Cross Roads	K-8 Public	7.62 mi	(615) 444-3956	4.0	3.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Planet Fitness	Gyms	0.61 mi	(615) 994-6905	2 Review(s) 3.0
2	Don Fox Park	Parks	0.89 mi	(615) 449-0303	10 Review(s) 4.0
3	Pro Bowling Center	Bowling	0.9 mi	(615) 449-3898	6 Review(s) 3.5
4	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.96 mi	(615) 506-0428	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	1.08 mi	(804) 305-2321	1 Review(s) 5.0
6	Jimmy Floyd Family Life Center	Fitness & Instruction	1.11 mi	(615) 453-4545	4 Review(s) 3.5
7	Julia's Body Shop	Trainers	1.12 mi	(615) 828-5385	2 Review(s) 5.0
8	Wilkie's Outfitters	Rafting/Kayaking	1.2 mi	(615) 784-4179	1 Review(s) 5.0
9	Pro Pools	Swimming Pools	1.52 mi	(888) 352-7582	15 Review(s) 1.5
10	Premier Martial Arts	Martial Arts	1.53 mi	(615) 443-4783	1 Review(s) 5.0
11	Lebanon CrossFit	Interval Training Gyms	1.94 mi	(615) 390-4031	2 Review(s) 5.0
12	World Classic Martial Arts	Martial Arts	1.97 mi	(615) 547-9606	1 Review(s) 5.0
13	The Dancing Lights Of Christmas	Kids Activities	2.25 mi		13 Review(s) 3.0
14	The Gun Room	Sporting Goods	2.34 mi	(615) 453-6030	6 Review(s) 5.0
15	Anytime Fitness	Gyms	2.35 mi	(615) 547-4736	7 Review(s) 4.5
16	Sports Village Fitness	Gyms	2.52 mi	(615) 449-0031	10 Review(s) 4.0
17	Maple Hill Road Driving Range	Golf	3.36 mi	(615) 444-4833	2 Review(s) 2.5
18	Body Kneads	Skin Care	3.52 mi	(615) 449-7880	20 Review(s) 4.5
19	Sellars State Farm Archaeological Area	Parks	4.74 mi		1 Review(s) 3.0
20	Young's Performance Skis & Cycles	Jet Skis	5.09 mi	(615) 449-2373	1 Review(s) 1.0

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Smiths Furniture Galleria	Furniture Stores	0.4 mi	(615) 444-2864	5 Review(s) 4.0
2	Custom Color	Photography Stores & Services	0.4 mi	(615) 444-5758	3 Review(s) 3.5
3	Cash 2 Go	Title Loans	0.44 mi	(615) 547-2562	1 Review(s) 5.0
4	AJ'S Flowers And Gifts	Gift Shops	0.46 mi	(615) 449-6262	2 Review(s) 5.0
5	Pawnmax	Pawn Shops	0.47 mi	(615) 547-6015	1 Review(s) 1.0
6	4EverEcig	Vape Shops	0.51 mi	(615) 470-8233	3 Review(s) 3.5
7	D.T. McCall & Sons	Furniture Stores	0.52 mi	(615) 453-5767	8 Review(s) 2.5
8	Wiggins Jewelers	Jewelry	0.6 mi	(615) 444-3975	3 Review(s) 5.0
9	Big Lots	Department Stores	0.63 mi	(615) 443-1340	1 Review(s) 2.0
10	Marti & Liz's Discount Shoes	Shoe Stores	0.73 mi	(615) 449-2629	6 Review(s) 3.0
11	CVS Pharmacy	Drugstores	0.74 mi	(615) 444-4471	3 Review(s) 2.0
12	Gallaher EyeCare	Optometrists	0.75 mi	(615) 444-9111	1 Review(s) 5.0
13	Walgreens	Drugstores	0.77 mi	(615) 449-4330	6 Review(s) 2.5
14	Lebanon Gun Shop	Guns & Ammo	0.86 mi	(615) 547-9600	4 Review(s) 3.5
15	Sea of Silver and Sass	Women's Clothing	0.87 mi	(615) 788-4503	1 Review(s) 4.0
16	Winfrey's Rone Jewelry	Jewelry	0.89 mi	(615) 444-8391	3 Review(s) 2.0
17	Bargain Hunt	Discount Store	0.91 mi	(615) 547-1654	7 Review(s) 3.5
18	Friends In Stitches	Jewelry	0.91 mi	(615) 453-2221	2 Review(s) 5.0
19	Jnr Electronics	Electronics	0.92 mi	(615) 443-1989	3 Review(s) 2.5
20	Family Eye Med	Optometrists	0.97 mi	(615) 449-0541	5 Review(s) 3.5