

208 West Forrest Ave

Lebanon, TN 37087

SOLD!

Auction
07/15/2021 6:00 pm

ABSOLUTE AUCTION	Thursday July 15, 2021 6:00 PM
208 WEST FORREST AVENUE, LEBANON, TN 37087	
Directions: From Historic Lebanon Square travel north on 231-N/Cumberland Street, in 1.0 mile turn left on West Forrest Avenue. Watch for signs!!!	
SINGLE FAMILY HOME INVESTMENT OPPORTUNITY	
	
Single family home situated on .22 +/- acres in the heart of Lebanon, convenient to Coles Ferry Elementary and Walter J. Baird Middle School. Zoned R2 - High Density Residential. City utilities.	
Great Investment Opportunity	
Call Jay White at 615-444-0909 or 615-308-4421 For Further Information	
FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Pennell - 615-444-4160; or contact lender of your choice to prequalify prior to sale. COVID-19: We encourage buyers attend the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless if the event you attend contact Covid 19 or any other communicable disease. SALE TERMS: CASH AT CLOSING 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, provide 2021 property taxes, give possession with deed. LEAD BASED PAN: TOXIC DISCLOSURE: You must fill prior to 10 days before lead based paint test is made. Prospective buyers may have house checked prior to sale date. Buyer to sign inspector 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 ADVERTISEMENTS. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2209	
	615.444.0909 www.AgeeAndJohnson.com

Listed By (Agent):

Jay White

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Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

THURSDAY JULY 15, 2021 @ 6:00PM

LOCATION 208 WEST FORREST AVE • LEBANON TN 37087

DIRECTIONS:

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THURSDAY EVENING AUCTION

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Great Investment Opportunity



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July 15, 2021
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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

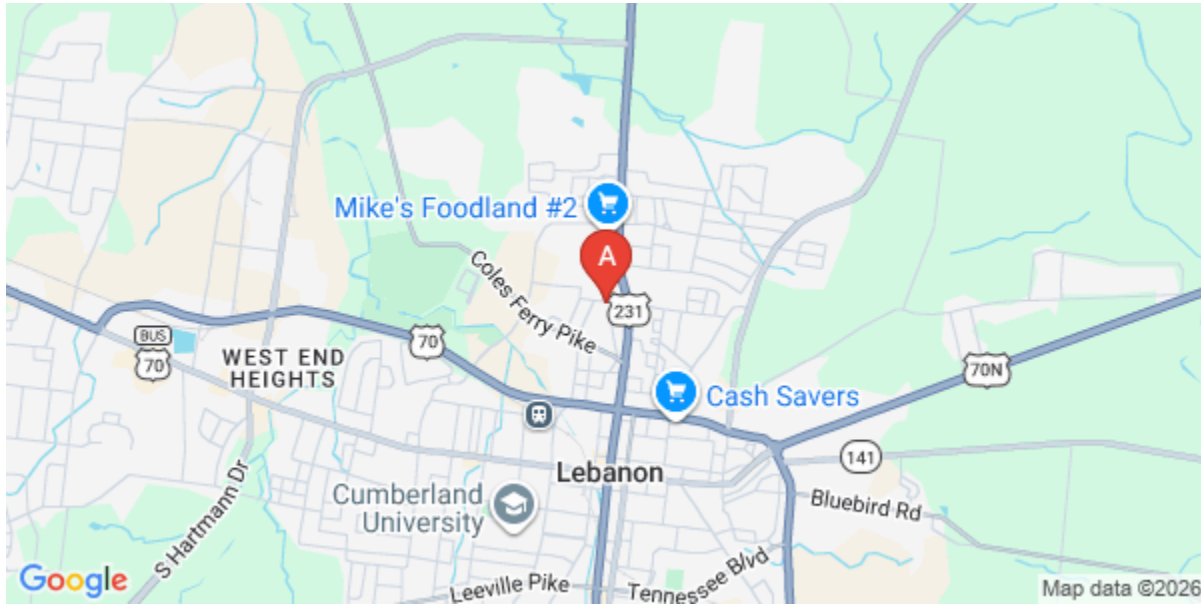
www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

Auction Date	2021-07-15
Buyer's Agent Comp.	Call for Details
Address Street	208 West Forrest Ave
Address City	Lebanon
Address State	TN
Address Zipcode	37087

County	wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction • Thursday July 15, 2021 at 6pm Single Family Home • 208 West Forrest Ave, Lebanon TN
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	yes



Local & Nearby Area Resources / Businesses

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

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Subway	Sandwiches	0.36 mi	(615) 453-3823	3 Review(s) 1.0
2	Rice Box	Chinese	0.41 mi	(615) 449-9488	30 Review(s) 4.5
3	Belles Little Country Kitchen	Breakfast & Brunch	0.52 mi	(615) 547-6888	13 Review(s) 3.5
4	David's Pizza	Pizza	0.53 mi	(615) 444-8232	24 Review(s) 2.5
5	Lil Sista's Soulfood	Soul Food	0.63 mi	(615) 547-4565	3 Review(s) 3.5
6	Wildberry	Cafes	0.67 mi	(615) 547-4494	13 Review(s) 4.5
7	Sunrise Diner	Diners	0.71 mi	(615) 444-3606	1 Review(s) 5.0
8	Burger King	Burgers	0.76 mi	(615) 444-7415	8 Review(s) 1.0
9	Voodoo Smokehouse	Barbeque	0.77 mi	(615) 784-4235	92 Review(s) 4.5
10	Speedy Burrito Lebanon Tennessee	Mexican	0.79 mi	(615) 784-4071	70 Review(s) 4.5
11	Rockin Mike's Restaurant	Sandwiches	0.79 mi	(615) 547-4993	1 Review(s) 4.0
12	Sushi Max	Sushi Bars	0.83 mi	(615) 453-0423	26 Review(s) 3.5
13	Scoopz Italian Ice	Gelato	0.83 mi	(615) 547-9346	12 Review(s) 5.0
14	Split Bean Roasting	Coffee & Tea	0.84 mi	(615) 784-4058	41 Review(s) 4.5
15	Town Square Social	American (New)	0.84 mi	(615) 784-4593	129 Review(s) 4.5
16	The Smoke House by Hoite's	Barbeque	0.93 mi	(615) 444-8300	1 Review(s) 3.0
17	Pop's Coffee Shop	Coffee & Tea	0.98 mi	(615) 450-8629	4 Review(s) 5.0
18	Los Compadres Mexican Restaurant	Mexican	1 mi	(615) 443-4697	36 Review(s) 3.5
19	Sammy B's	American (New)	1.01 mi	(615) 547-4550	91 Review(s) 4.0
20	Painturo's	Pizza	1.01 mi	(615) 443-8444	59 Review(s) 4.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	0.33 mi	(615) 449-8293	1 Review(s) 5.0★
2	La Tienda Hispana	Grocery	1.09 mi	(615) 444-9859	7 Review(s) 4.5★
3	Walmart Supercenter	Department Stores	1.93 mi	(615) 444-0471	21 Review(s) 2.0★
4	ALDI	Grocery	2.12 mi	(855) 955-2534	3 Review(s) 4.5★
5	Kroger	Grocery	2.2 mi	(615) 449-4631	6 Review(s) 3.5★
6	Publix Super Markets	Grocery	3 mi	(615) 444-2581	9 Review(s) 3.0★
7	H. G. Hill's Grocery Store	Grocery	3.59 mi		1 Review(s) 1.0★
8	Stagecoach General Store	Grocery	12.15 mi	(615) 452-0808	1 Review(s) 1.0★
9	Three Forks Marketplace	Grocery	12.23 mi	(615) 237-9777	3 Review(s) 2.5★
10	Publix Super Markets	Grocery	12.46 mi	(615) 758-9830	2 Review(s) 5.0★
11	Publix Super Markets	Grocery	12.46 mi	(615) 758-4200	15 Review(s) 4.0★
12	Houston Meat & Produce	Grocery	12.46 mi	(615) 758-7226	29 Review(s) 4.5★
13	Kroger	Grocery	12.48 mi	(615) 773-8700	5 Review(s) 3.0★
14	ALDI	Grocery	12.65 mi	(855) 955-2534	3 Review(s) 4.5★
15	Kroger	Grocery	12.87 mi	(615) 758-3300	13 Review(s) 4.0★
16	Publix	Grocery	12.97 mi	(615) 773-0250	6 Review(s) 4.5★
17	Walmart Supercenter	Grocery	13.04 mi	(615) 758-1121	9 Review(s) 3.0★
18	Rice's Country Ham Store	Grocery	13.38 mi	(615) 758-2362	6 Review(s) 5.0★
19	Cook's Star Market	Grocery	14.24 mi	(615) 444-9992	1 Review(s) 5.0★
20	Piggly Wiggly	Grocery	14.3 mi	(615) 374-0600	1 Review(s) 3.0★

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	0.46 mi	(615) 444-2069	6 Review(s) 3.5★
2	STAR Physical Therapy	Physical Therapy	0.63 mi	(615) 443-4938	3 Review(s) 3.5★
3	Family Eye Med	Optometrists	0.63 mi	(615) 449-0541	5 Review(s) 3.5★
4	John M. Pino, OD,PhD	Optometrists	0.63 mi	(615) 449-0541	1 Review(s) 5.0★
5	Tennessee Family Dental - Lebanon	Cosmetic Dentists	0.85 mi	(615) 444-3185	4 Review(s) 5.0★
6	Troy L Long, DDS	Cosmetic Dentists	0.85 mi	(615) 444-2782	1 Review(s) 5.0★
7	Gallaher John OD	Optometrists	0.86 mi	(615) 444-9111	1 Review(s) 5.0★
8	Gallaher EyeCare	Optometrists	0.86 mi	(615) 444-9111	1 Review(s) 5.0★
9	Hardin Family Chiropractic	Chiropractors	0.87 mi	(615) 443-1000	1 Review(s) 5.0★
10	The Massage Collection	Reflexology	0.87 mi	(615) 443-1974	1 Review(s) 5.0★
11	Healthy Bones Chiropractic	Chiropractors	0.88 mi	(615) 549-8070	2 Review(s) 5.0★
12	Flawless Reflection	Weight Loss Centers	0.97 mi	(615) 489-6949	2 Review(s) 3.0★
13	Strauss William T DC	Chiropractors	0.98 mi	(615) 444-5335	1 Review(s) 5.0★
14	Wilson County Chiropractic	Chiropractors	1 mi	(615) 449-6700	1 Review(s) 5.0★
15	Johnson Bruce L DDS	Oral Surgeons	1.13 mi	(615) 444-0065	1 Review(s) 5.0★
16	Benson Orthodontics	Oral Surgeons	1.19 mi	(615) 449-0895	1 Review(s) 5.0★
17	Newman Dental Associates	Oral Surgeons	1.31 mi	(615) 470-8550	2 Review(s) 5.0★
18	Kids Care Walk-in Urgent Care Clinic	Pediatricians	1.45 mi	(615) 453-1252	4 Review(s) 3.0★
19	Serenity Dental	General Dentistry	1.5 mi	(615) 444-3932	3 Review(s) 4.5★
20	Lebanon Dental Excellence	General Dentistry	1.52 mi	(615) 444-2262	3 Review(s) 3.5★

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy Floyd Family Life Center	Fitness & Instruction	0.45 mi	(615) 453-4545	4 Review(s) 3.5★
2	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.56 mi	(615) 506-0428	1 Review(s) 5.0★
3	Pro Bowling Center	Bowling	0.63 mi	(615) 449-3898	6 Review(s) 3.5★
4	Wilkie's Outfitters	Rafting/Kayaking	0.78 mi	(615) 784-4179	1 Review(s) 5.0★
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	0.97 mi	(804) 305-2321	1 Review(s) 5.0★
6	Don Fox Park	Parks	1.13 mi	(615) 449-0303	10 Review(s) 4.0★
7	Planet Fitness	Gyms	1.47 mi	(615) 994-6905	2 Review(s) 3.0★
8	The Dancing Lights Of Christmas	Kids Activities	1.82 mi		13 Review(s) 3.0★
9	Julia's Body Shop	Trainers	2 mi	(615) 828-5385	2 Review(s) 5.0★
10	The Gun Room	Sporting Goods	2.24 mi	(615) 453-6030	6 Review(s) 5.0★
11	Premier Martial Arts	Martial Arts	2.32 mi	(615) 443-4783	1 Review(s) 5.0★
12	Pro Pools	Swimming Pools	2.41 mi	(888) 352-7582	15 Review(s) 1.5★

- 13 Lebanon CrossFit
- 14 World Classic Martial Arts
- 15 Maple Hill Road Driving Range
- 16 Anytime Fitness
- 17 Sports Village Fitness
- 18 Body Kneads
- 19 Sellars State Farm Archaeological Area
- 20 Young's Performance Skis & Cycles

Interval Training Gyms	2.75 mi	(615) 390-4031	2 Review(s)	5.0
Martial Arts	2.81 mi	(615) 547-9606	1 Review(s)	5.0
Golf	3.18 mi	(615) 444-4833	2 Review(s)	2.5
Gyms	3.26 mi	(615) 547-4736	7 Review(s)	4.5
Gyms	3.3 mi	(615) 449-0031	10 Review(s)	4.0
Skin Care	4.26 mi	(615) 449-7880	20 Review(s)	4.5
Parks	4.63 mi		1 Review(s)	3.0
Jet Skis	5.34 mi	(615) 449-2373	1 Review(s)	1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	The Western Look	Shoe Stores	0.2 mi	(615) 547-7159	3 Review(s) 5.0
2	iBROKEit	Mobile Phone Repair	0.53 mi	(615) 547-9504	4 Review(s) 4.0
3	S S Graham Floral	Florists	0.56 mi	(615) 443-3366	2 Review(s) 5.0
4	DT's Used Appliances	Appliances	0.56 mi	(615) 470-3070	1 Review(s) 5.0
5	Haven House Thrift Shop	Thrift Stores	0.56 mi	(615) 965-2706	3 Review(s) 3.5
6	Bloem Kind Boutique	Women's Clothing	0.6 mi	(615) 270-0360	2 Review(s) 4.5
7	Gimme A \$5	Discount Store	0.6 mi	(615) 547-6005	5 Review(s) 3.0
8	Gardens On Main	Nurseries & Gardening	0.62 mi	(615) 547-4900	4 Review(s) 2.0
9	Family Eye Med	Optometrists	0.63 mi	(615) 449-0541	5 Review(s) 3.5
10	Sea of Silver and Sass	Women's Clothing	0.7 mi	(615) 788-4503	1 Review(s) 4.0
11	Friends In Stitches	Jewelry	0.75 mi	(615) 453-2221	2 Review(s) 5.0
12	Downtown Antique Mall	Antiques	0.78 mi	(615) 444-4966	3 Review(s) 4.5
13	Wilkie's Outfitters	Rafting/Kayaking	0.78 mi	(615) 784-4179	1 Review(s) 5.0
14	Needful Things	Antiques	0.78 mi	(615) 547-6364	1 Review(s) 5.0
15	Butter Churn	Antiques	0.79 mi		3 Review(s) 4.0
16	Winfrey's Rone Jewelry	Jewelry	0.79 mi	(615) 444-8391	3 Review(s) 2.0
17	Dreams Boutique	Women's Clothing	0.8 mi	(615) 547-9799	1 Review(s) 5.0
18	Eden's Edge Boutique	Women's Clothing	0.8 mi	(615) 470-8537	1 Review(s) 5.0
19	Screen Door	Antiques	0.8 mi	(615) 453-5222	1 Review(s) 4.0
20	Urban Mills Promotions & Boutique	Women's Clothing	0.83 mi	(615) 466-5288	2 Review(s) 4.5