



**Selling at Auction
To Settle an Estate
Great Investment Opportunity
ATTENTION**

1st. TIME HOME BUYERS

**This Property Features
Brick Home / Full Basement
Very Desirable Area**

Convenient to Just About Everything

**Take advantage of this outstanding opportunity to
own property in one of Nashville's most convenient
and fast-growing areas!!!**

**This well-located home is ideal for a primary
residence, rental investment, or renovation project –
just minute from I-24, Harding Place, and Nolensville
Pike.**

**Single Family Home / Investment Property
Spacious Lot with established yard
South Nashville – easy access to major highways,
schools, shopping and downtown.
Great rental income or remodel for resale**

**Great Investment Potential
Sells At Auction – Don't Miss it !!!**

**Regardless of Weather
Selling to the Highest Bidder**



Realty & Property Management

Live Auction On Site

Date: Saturday, Nov. 15th. @ 10 AM

3725 Bakertown Rd

Nashville, TN 37211

Davidson County!!!

Super Location

Prime Area

**This Auction Property features all the amenities and benefits of the quiet
Enjoyment of the Area**

Located in the Very Desirable Mangum Heights Area !!!

All Brick Ranch Style Home in South Nashville !!!

Located on a quiet cul-de-sac

**This Outstanding property offers plenty of Privacy, situated on a Large
Level Treed Lot. featuring 2 Bedrooms, 1 Bath All Brick Home with a
full unfinished Basement, making this **Very Desirable to Own**, The
Home is located @ 3725 Bakertown Rd. Nashville TN., situated on an
improved 145 x 68 lot and has approximately 975 Sq. ft. of living space.**

Opportunity to Buy does not get any Better than this!!!

For more information on the Real Estate

Go to [www. AuctionZip.com](http://www.AuctionZip.com) for more Information!!!

Directions:

**Use GPS., From I-24, take Harding Place onto Antioch Pike, turn onto
Ezell Rd, turn onto Bakertown Rd. Auction Property on the Right.**

Follow Signs

Sale Rain or Shine.

Terms: 10% down day of sale – Balance due @ closing.



Realty & Property Management

10% BUYERS PREMIUM

Taxes: Pro-rated,

Possession Date of Deed

Sale Conducted by Bluegrass Auction Associates

Tn. Firm License: #5487

615-537-1180

Call Auctioneer's for Details:

Auctioneer: JK Graves (615) 406-8508

Auctioneer: Sgt. Major Gary Payne (615) 456-9420



103 Sage Dr.

**Mini blinds thru out
Paint guest bath agreeable gray
Paint Blue bedroom agreeable gray
Repair walls from tv mounts & pictures**

Sensei Get Together

Meet & Greet everyone

Order Drinks & Food



Everyone tell their favorite Sensei Story

Steven & JK go last

Formal Toast to Sensei

1: JK favorite: Karate Tournament, Max Scruggs and me asking Sensei how many byes if you have 49 competitors in one ring

2: Sensei, do you know how to say Left & Right in Japanese

(Left: Hi Dari, Right Mi ji)