

620 Maxwell St., Cookeville, TN. 38501 Phone: 931.526.2307 Fax: 931.520.7761

WWW.TAYSAUCTIONS.COM Email: tays@taysauctions.com

CONTRACT FOR SALE OF REAL ESTATE at AUCTION

| WITNESS: That the SELLER in consideration of | THIS CONTRACT of sale mad | le this, by | and between | hereinafter called | the SELLER, and |
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| Dollars (\$ | WITNESS: That the SELLER in and in part payment of the purchaberson as he may in writing dire | a consideration of ase price has this day sold an ect, the following described re | nd does hereby agree to convey by goeal estate in District , of | ood and valid Deed to said | BUYER, or to such |
| cash, balance as follows: Cash due at closing. The Closing will be handled by INTEGRITY TITLE AND ESCROW. A Closin rovolving Financing will be handled as required by the BUYER'S Lending institution and at the BUYER'S expense. It is specifically understood both the Buyer and Seller that the Seller does not furnish a Property Disclosure Statement nor a Pest Inspection Letter and that this contrax is In no way pending financing. EARNEST MONEY: The BUYER has paid the above Earnest Money to the above aforementioned closing agent, who shall deposit said Earnest Money into Agent's Escrow Account within 3 banking days. The Buyer unconditionally guarantees the validity of, and promises to make negotiable any bank check used as purchase money for the above described property, whenever said check is presented for payment. PROPERTY CONDITION: This property is being sold at Auction and is being sold in "as is" condition with no warranties of any kind. It is understood and agreed that the Buyer has accepted the terms and conditions posted for this auction on www. taysauctions. com and property herein describe has been personally inspected by the Buyer (or their agent); that Buyer is personally familiar with location, size and condition thereof; that Buy is purchasing solely upon Buyer's own information about and investigation of the same; and that there is no expressed or implied representate by broker or any of its salesmen or agents. The Buyer will sign a disclosure for Lead-Based Paint/Lead-Based Paint Hazard for any resident structure built before 1978. BUYER does does NOT wish to purchase a Title Search, and does does NOT wish to purchase Title Insurance. FAILURE TO CLOSE: If the Seller is unable to make conveyance and to give title as herein agreed, the said Earnest Money shall be refunded dauger and all obligations of either party hereto shall cease, except SeLLER'S obligation to the Agent. If the BUYER should default in it and individual to the part of the imment specified, at the SeLLER'S option, the Earnest Mon | CONSIDERATION: BUYER agre | ees to purchase and accept F | Property described above for the total | price of: (Bid price + Buye | rs Premium): |
| onvolving Financing will be handled as required by the BUYER'S Lending Institution and at the BUYER'S expense. It is specifically understood to both the Buyer and Seller that the Seller does not furnish a Property Disclosure Statement nor a Pest Inspection Letter and that this contras is In no way pending financing. EARNEST MONEY: The BUYER has paid the above Earnest Money to the above aforementioned closing agent, who shall deposit said Earne Money into Agent's Escrow Account within 3 banking days. The Buyer unconditionally guarantees the validity of, and promises to make negotiable any bank check used as purchase money for the above described property, whenever said check is presented for payment. PROPERTY CONDITION: This property is being sold at Auction and is being sold in "as is" condition with no warranties of any kind. It is understoo and agreed that the Buyer has accepted the terms and conditions posted for this auction on www.taysauctions.com and property herein describe as been personally inspected by the Buyer (or their agent); that Buyer is personally familiar with location, size and condition thereof; that Buys purchaing solely upon Buyer's own information about and investigation of the same; and that there is no presense of mimplied representation by broker or any of its salesmen or agents. The Buyer will sign a disclosure for Lead-Based Paint/Lead-Based Paint Hazard for any resident structure built before 1978. BUYER does does NOT wish to purchase a Title Search, and does does NOT wish to purchase Title Insurance. FAILURE TO CLOSE: If the Seller is unable to make conveyance and to give title as herein agreed, the said Earnest Money shall be returned Buyer and all obligations of either party hereto shall cease, except SELLER's obligation to the Agent. If the BUYER should default in it benefit many of the some party hereto shall cease, except SELLER's Disligation to the Agent. If the BuyER's shall be retained out in the many of the sone party hereto shall cease, except SELLER, the shall lirit | | | Dollars (\$ |) upon the following | terms: |
| DEED PROPERTY TO: Address for tax notice: TAXES: 2020 taxes will be paid by the Seller. Back taxes & Greenbelt rollback taxes, if any, will be paid by the Seller. RISK OF HAZARD LOSS: SELLER to bear risk of Hazard Loss to date of deed. BUYER hereafter to furnish own insurance. The Stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties. BUYER: Date Time PHONE: Day Night/Cell Night/Cell COMMISSION: On the date of closing, SELLER agrees to pay Tays Realty & Auction LLC, as per auction agreement, a negotiated Commission SELLER: SELLER: SELLER: | involving Financing will be handle | ed as required by the BUYER' | S Lending Institution and at the BUY | ER'S expense. It is specifi | cally understood by |
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