

TERMS & CONDITIONS

Estate of Grover C. Stalsworth, Sr., Late

February 16, 2019

Selling: For the Estate of Grover C. Stalsworth, Sr. Late, by Chancery Court Decree of Sale, Court Order No. 2017-CH-31.

Auction Sale: Property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform independent investigation with respect to the property as they deem necessary, including lead-based paint inspection. 14 day inspection period runs now until sale date.

Liability: Bidders inspecting property enter at their own risk. Seller and Auction Company assume no risk for bodily injury or damage to personal property.

Financing: Your bidding & purchase of the property are not conditional upon financing. Be sure you have arranged financing, if needed, and are capable of paying cash at closing. Contact Auction Company for suggestions of potential lenders offering financing. The balance due at closing within 30 days will be evidenced by signing a promissory note along with the sale contract.

Attorney: Creed Daniel, attorney representing the beneficiaries.

Real Estate Deposit: A deposit in the amount of ten percent (10%) of the contract sale price will be required on the day of the sale. The deposit is payable by cashier's check or pre-approved personal check to Grainger County Clerk and Master. Personal checks will be approved if the buyer presents, at time of deposit payment, a bank letter stating that the buyer is a customer of the bank and that the account on which the check is drawn is in good standing. The balance of the purchase price is due at settlement within 30 days.

Real Estate Deed: The real estate will be conveyed by a special Clerk and Masters Deed through Chancery Court, subject however, to any rights of way, easements, zoning, and matters of record.

General: The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company.

Announcements: Announcements on day of sale take precedence over all prior releases, verbal or written, concerning this sale.