

# ABSOLUTE AUCTION

**SATURDAY, SEPTEMBER 28 at 10:00 AM CST**  
1986 Sunny Side Drive, Brentwood, TN 37027



**Fine brick home at Sunny Side Estates in Brentwood.**  
**4 Bedrooms • 2 ½ Bathrooms • 1.48 Acre Grassland Lot**

Nice Fenced Back Yard with Outdoor Deck. 9 Foot Ceilings and Spacious Rooms. Ceiling Fans. Wood Burning Fireplace. Modern Kitchen. New HVAC and Basement Moisture Barrier. And much more!

For more information, visit:  
[www.hndauctions.com](http://www.hndauctions.com)

To place bids online, visit:  
[www.proxibid.com/HNDrealty](http://www.proxibid.com/HNDrealty)

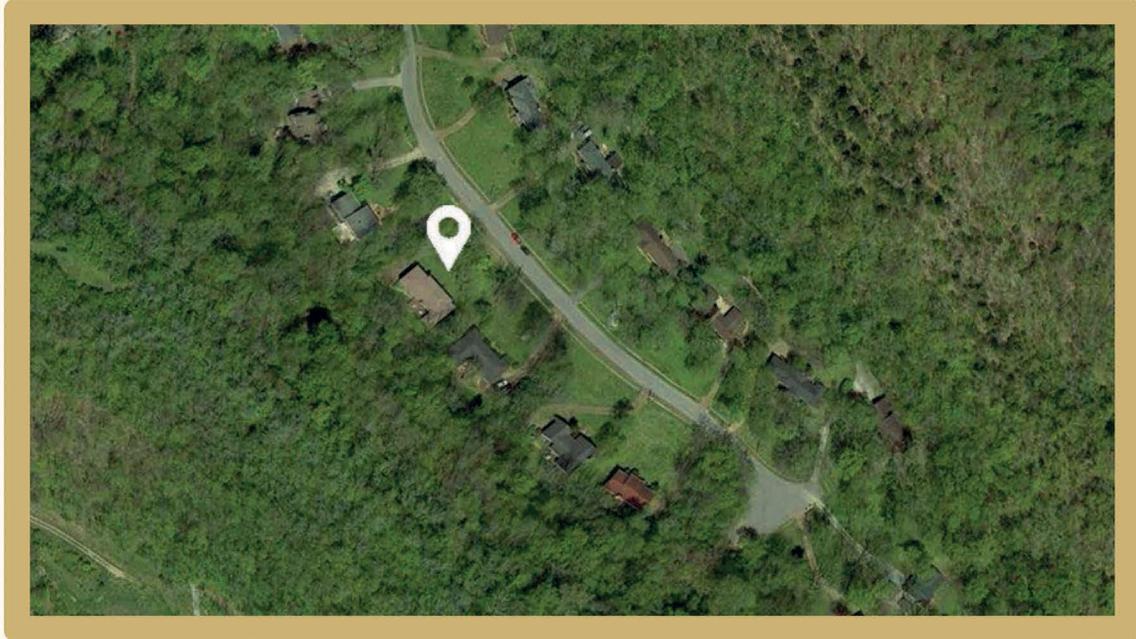


HND Auctions, LLC  
FL #6200

"Whether buying or selling, our dedication and expertise in real estate auctions works for you."

# ABSOLUTE AUCTION

## LOCATION & DIRECTIONS



1986 Sunny Side Drive, Brentwood, TN 37027

From Nashville, take Hillsboro Road/US 431 South.  
Then, turn left on Sunny Side Drive.  
Home is on the right.

## AUCTION TEAM



**TOMMY ANDERSON**

BROKER & AUCTIONEER  
HND Auctions, LLC

Office: (615) 297-7711  
Cell: (615) 969-5819  
tom@tommyanderson.us



**PAT MARLIN**

BROKER & AUCTIONEER  
McArthur Sanders Real Estate

Office: (615) 370-4663  
pmarlin@mcarthursanders.com

© 2019 HND Auctions, LLC. All Rights Reserved.  
Print Design by Joseph Summerlin.

# ABSOLUTE AUCTION

**4 Bedrooms • 2 ½ Bathrooms • 1.48 Acre Grassland Lot**

**Nice Fenced Back Yard with Outdoor Deck. 9 Foot Ceilings and Spacious Rooms. Ceiling Fans. Wood Burning Fireplace. Modern Kitchen. New HVAC and Basement Moisture Barrier. And much more!**

**Some personal property included immediately following auction.**



## DETAILS & DIMENSIONS

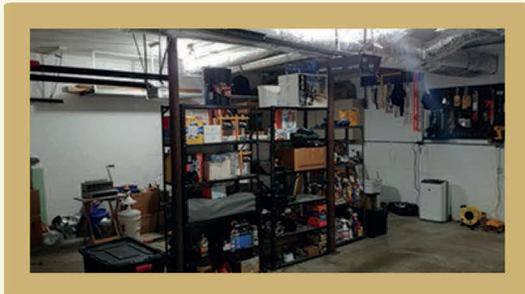
- Formal Living Room: 13 x 15
- Eat-In Kitchen: 12 x 15
- Formal Dining Room: 12 x 13
- Bonus Room Over Garage with Washer & Dryer Hookup: 23 x 25
- Den with Fireplace: 13 x 19
- Bedroom 1 with Full Bath: 13 X 15
- Bedroom 2: 11 x 12
- Bedroom 3: 13 x 13
- Bedroom 4: 11 x 12



**HND Auctions, LLC**  
**FL #6200**

# SATURDAY, SEPTEMBER 28 at 10:00 AM CST

## 1986 Sunny Side Drive, Brentwood, TN 37027



### TERMS & CONDITIONS

Cash. Ten percent (10%) down at auction as earnest money. Please make all financial arrangements prior to auction and bring checkbook. Closing within thirty (30) days with Banker's Title & Escrow Attorney, Sam Anderson, (615) 661-7711. Deed and insured title furnished. For possible financing, contact F & M Bank, Billy Winfree, (615) 942-5877 to pre-qualify or use your own bank. Six percent (6%) buyer's premium added to final bid to arrive at contract price.

**Announcements on day of sale take precedence over ALL other advertising.**

For more information, visit:  
[www.hndauctions.com](http://www.hndauctions.com)

To place bids online, visit:  
[www.proxibid.com/HNDrealty](http://www.proxibid.com/HNDrealty)