

Single Family Residence: Delano, TN

Property No.: 3502
Auction No.: 1423



Property Details

Property Type:	<i>Single Family Residence</i>
Seller Type:	<i>Bank Owned</i>
Auction Type:	<i>Absolute</i>
Beds:	<i>2</i>
Baths:	<i>1 ± Acres</i>
Total Land Area:	<i>1 ± Acres</i>
Square Feet:	<i>858</i>
Year Built:	<i>1935</i>
Subdivision Name:	<i>Chustuee Valley</i>
Lot Numbers:	<i>1 ± Acres</i>
Tax Identification Number:	<i>01-016-016-006.03-000</i>
Address:	<i>945 Chustuee Drive Delano, Tennessee 37325</i>
Lat/Lon:	<i>35.239688, -84.65071</i>

Agent Details

Listing Agent Information:

Contact Auctioneer
Seven Hills Auctions
800.742.9165
info@7Hauctions.com

Buyer Agent Commission:

For Registered Buyer Agents, 2% of High Bid. Must
Complete the Broker Registration Form

Closing Details

Closing Agent:

William Phalen
Sherman & Phalen, LLC
1165 Northchase Parkway SE, Suite 450, Marietta, GA
30067
770.579.0709

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

Description

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



Located in the First Civil District of Polk County, Tennessee, to-wit:

Lot One (1), Final Plat of Chestnut Valley Subdivision, as recorded in Plat Book 9, page 86, Register's Office of Polk County, Tennessee.

Being the same property conveyed by quitclaim deed from Thelma Ozell Chambers to Hoyt Lee Chambers as recorded October 5, 2009 in Book 264, page 102, Register's Office of Polk County, Tennessee. SEE ALSO deed to create tenants by the entirety as recorded in Book 272, page 495, Register's Office of Polk County, Tennessee.

SUBJECT to easements and setbacks shown on recorded plat.

SUBJECT to 100 year flood line as across Lot 1.

SUBJECT to the rights of others in the existing gravel driveway easement across Lots 1 and 2 as shown on recorded plat.

SUBJECT to 10 foot easement along water lines from well located on Lot 1 to the house on Lot 2.

SUBJECT to any applicable governmental zoning ordinances or subdivision regulations in effect thereon.

SUBJECT to easements and setbacks as shown on recorded plat.

