



TENNESSEE AUCTION REGISTRY LLC

4340 KENILWOOD DRIVE NASHVILLE, TN 37204

615-347-4110

BARRY SMITH - AUCTIONEER LIC. #6482

REGISTRATION FOR BROKER PARTICIPATION

Buyer/Bidder # _____
Provided by Auction Company upon receipt

Buyer Name _____
Please print full legal name

The undersigned hereby agree to the following Broker terms and conditions:

Whereas TN AUCTION REGISTRY, LLC is conducting an **ON SITE** auction on **Friday July 21st 2017 at 11:00 AM** (the "Auction") of property located at: **501 Dunlop Road Clarksville, TN 37040** (the Property).

NOW, THEREFORE, Broker and Buyer agree as follows:

1. Broker Commission. In the event (a) Buyer contracts to purchase Property at the Auction, and (b) Buyer actually closes on Property pursuant to that contract (or "those contracts", as the case may be), for each Property closed Broker shall be entitled to a commission equal to 1% of the Bid Price. "Bid Price" means the price Buyer has bid to purchase 1 or more Properties, not including the 5% Buyer's premium.
2. Limitations.
 - A. Broker may only earn a commission related to sales made to Buyer, related to contracts entered into at the Auction address listed herein.
 - B. **No commission** will be paid to Broker, when Buyer becomes a buyer as the result of a contract not resulting from the Auction, and not entered into at the Auction. Buyer Broker must use Auction Sales Contract and Forms.
 - C. Broker and Buyer certify that they have and/or will inspect the Property, and in bidding and contracting are relying solely on their own inspections and judgments.
 - D. Broker and Buyer acknowledge Tennessee Auction Registry LLC is acting solely as an agent for Seller, and does not represent Buyer or Broker.
 - E. Broker and Buyer both acknowledge receipt of the "Terms and Conditions of Auction Sale" of the Property and shall bear sole responsibility for obtaining any and all amendments or modifications to the terms made or announced prior to the Auction, or at the Auction.

- F. Buyer must be present at the Auction to bid on Property, and Broker is not permitted to attend the Auction and bid on Buyer's behalf, without a specific power of attorney verified by the Auction Company in advance of the sale.
- G. Broker must be present at the Auction to receive a commission.
- H. All announcements made day of sale take precedence over any previous advertising.

BROKER/AGENT SIGNATURE _____

Date _____ Time _____

Printed Name _____

Company Name _____

Address _____

Phone and Fax _____

E-Mail Address _____

Agent License No. _____ Firm Lic. No. _____

BUYER SIGNATURE _____

Date _____ Time _____

Printed Name _____

Address _____

Phone _____

E-Mail Address _____

Financial Capability Contact: _____

Phone # _____ **Email:** _____

Must be registered 48 Hours Prior to Auction

For Info: TNAUCTIONREGISTRY.COM

AUCTIONEER - Barry Smith 615-347-9999
barry@tnauctionregistry.com

AP AUCTIONEER – Sheri Smith 615-347-4110
sheri@tnauctionregistry.com



Tennessee Auction Registry, LLC

Auctioneer: Barry Smith Lic#6482

BUYER - REGISTRATION AND INFORMATION PACKET

Auction: Friday July 21, 2017 11:00 AM

Property Location: 501 Dunlop Lane, Clarksville TN, 37040 in Montgomery County, TN

Property Description: Land and Improvements - Approximately 70 +/- Acres Zoned C5

AUCTION TERMS AND CONDITIONS:

- Auction Terms:** Confirmation Sale; Highest Bid Subject to Seller and Lender Confirmation
- Amount Due at Auction:** Nonrefundable earnest money, which is 5 percent (5%) of the final purchase price, must be paid down at auction. Certified and/or approved Checks will be made payable to: Tennessee Auction Registry, LLC and Checks will be deposited and held in this earnest escrow account.
- Balance Due:** Balance is due on or before Friday September 1, 2017. Balance to be paid by certified funds. Time is of the essence. Seller shall have reasonable time to perfect title.
- Closing Costs:** Purchaser's Closing Costs are to be paid by Purchaser.
- Title Transfer:** Seller will provide a General Warranty Deed.
- Title Policy:** Purchaser(s) have the option of obtaining Enhanced Title Policy at Purchaser's own expense.
- Restrictions:** Purchaser agrees and is subject to the Declaration Of Restrictions for this property. It is the purchaser's responsibility to obtain and interpret these restrictions.
- Rollback Taxes:** This land has been classified as Greenbelt for assessment purposes and is subjected to rollback taxes as defined in TN Code Annotated Section 67-5-1001. Buyer is responsible for any and all rollback and/or impact taxes.
- Unharvested Crops:** Purchaser agrees to allow the harvest of all existing crops on the property. Crops to be harvested on or before December 15th 2017 and any and all proceeds of the harvest shall be retained by the tenant farmer.
- Property Taxes:** 2017 Property Taxes will be prorated as of date of closing.
- Possession:** Purchaser(s) may take possession upon closing, full payment and receipt of deed.

Bidder Qualification: Bidder's must register with Tennessee Auction Registry, LLC and Receive a Bidder number to bid. Bidders must register at least 48 hours prior to auction. An Auction approved letter of financial capability from a Bank, Lender or Financial institution must be received and approved by the Auction Company no later than 24 hours prior to the Auction date and time.

Buyer's Premium: A 5% buyer's premium will be added to the winning bid to arrive at the final purchase price.

Terms: All Real Estate and improvements are being sold "AS IS, WHERE IS" with no guarantees or warranties expressed or implied. All real estate is selling subject to any easements, restrictions, encroachments, and rights of way, whether recorded or unrecorded. In all transactions, Auctioneer/Broker is acting as a single agent for the Seller.

***IMPORTANT:** THE WINNING BIDDER IS BOUND BY THESE TERMS AND CONDITIONS. A WINNING BID CONFIRMED BY THE SELLER IS A LEGAL AND ENFORCEABLE CONTRACT.

All information has been received from reliable sources believed to be correct but not guaranteed by Tennessee Auction Registry, LLC
Announcements made auction day take precedence over any and all printed materials or prior information.

Bidder # _____ **Signature:** _____
Provided by Auctioneer

Print Name: _____

Date: ____/____/____.

Below: In addition to all Signed Registration Forms, a Copy of a **Valid Photo ID will be Required** on Auction Day.

Tennessee Auction Registry, LLC Firm# 6027	615-347-4110	TNAUCTIONREGISTRY.COM
Principal Auctioneer – Barry Smith Lic#6482	615-347-9999	Barry@tnauctionregistry.com
AP Auctioneer – Sheri C Smith Lic# 6481	615-347-4110	Sheri@tnauctionregistry.com