

# Sample Contract

AYERS AUCTION & REAL ESTATE

Founded 1957

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## CONTRACT FOR SALE OF REAL ESTATE

HEREBY AGREES TO PURCHASE AND \_\_\_\_\_ DATE 10-23-2019  
 HEREBY AGREES TO SELL THE FOLLOWING DESCRIBED REAL ESTATE KT Group LLC W.D. 263 295  
 PAGE 345 162

### PROPERTY LOCATION

House No. \_\_\_\_\_ Street \_\_\_\_\_ Co. Map Part of 107  
 City Norma County Scott State TN Group \_\_\_\_\_  
 Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Scott Highlands Parcel 095.00  
103.00

Buyer and Seller hereby agree to the following terms and conditions:

- \$ \_\_\_\_\_ is hereby deposited by buyer with Ayers Auction & Real Estate Company as earnest money and will apply to purchase price of \$ \_\_\_\_\_
- Balance of \$ \_\_\_\_\_ shall be paid as follows: \_\_\_\_\_
- Sale is subject to the following terms and conditions: CASH at closing  
Minerals do not convey with property  
All existing roadways have a 50' roadway and utility easement  
John Beaty to do closings
- Earnest money shall be deposited in Ayers Auction & Real Estate Company's Escrow Account.
- Sale is subject to any and all easements for roads, utilities, drainage, right-of-ways and restrictive covenants.
- Title shall be made by warranty deed or \_\_\_\_\_
- Sale shall be closed within 30 days
- Seller shall pay current taxes.
- Taxes shall be prorated as of Seller to pay 2019 Taxes
- Seller Expenses: Seller shall pay all existing loans affecting the Property, including all penalties, release preparation costs, and applicable recording costs; Seller's closing fee, document preparation fee and/or attorney's fee; fee for preparation of deed; and notary fee on deed.  
 Buyer Expenses: Buyer shall pay all transfer taxes and recording fees on deed of conveyance and deed of trust; Buyer's closing fee, document preparation fee and/or attorney's fee; preparation of note, deed of trust, and any loan expenses.
- Possession on or before Closing
- Make deed to \_\_\_\_\_
- It is expressly agreed by and between the parties that Ayers Auction & Real Estate, does not make representation with regard to (a) Parties in possession; (b) deficiencies in quantities of land; (c) boundary lines; (d) roadways; (e) easements; (f) condition or state of repair of subject property; (g) water or drainage problems; (h) payment or non-payment of real property taxes; (i) release of any mortgage or lien; or (j) any other matter or condition regarding subject property of whatsoever type of nature.
- No representations or warranties about the condition of the property has been made unless stated herein. It is agreed that the purchaser is buying the property on an "as is" basis. It is the sole responsibility of the buyer to inspect the above property prior to closing or possession, whichever comes first and the buyer agrees that he has not relied upon any representation made by Ayers Auction & Real Estate or its agents in describing the property.
- Earnest money shall be forfeited if buyer fails to complete terms of contract.

Buyer and Seller, having read and understood this contract, hereby set their hand.  
AYERS AUCTION & REAL ESTATE

BY: \_\_\_\_\_ Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_  
 Buyer \_\_\_\_\_ Date/Time \_\_\_\_\_  
 Address & Phone No. of Buyer  
 \_\_\_\_\_  
 \_\_\_\_\_

SELLER

SELLER

at \_\_\_\_\_ o'clock am/pm.

at \_\_\_\_\_ o'clock am/pm