



PURCHASE AND SALE AGREEMENT FOR REAL ESTATE

Agreement made this **DATE:** 5/24/2018 between Ronald Wilder, hereinafter called **Seller(s)**, and _____, hereinafter called **Buyer(s)**.

It is agreed by **Buyer(s)** and **Seller(s)** that the **Agent** is a party to this contract for the purpose of enforcing **Agent's** rights therein. The **Agent** has fully performed required service and has no further duties, obligation or liabilities to either **Buyer(s)** or **Seller(s)**. Time is of the essence of this contract and all the conditions thereof.

That the **Seller(s)** in consideration of the sum of \$ 20,000 as non-refundable deposit and in part payment of the purchase price has this day sold and does hereby agree to convey by a good and valid warranty deed to said **Buyer(s)**, subject to such restrictions and utility easements of record affecting the property, the following described real estate:

718 Chickasaw Rd, Murfreesboro, TN 37130 Cnty: Rutherford Bk: 57 Pg: 104

Property to be sold "as-is, where-is"; no warranty applies.

Closing to be on or before: 6/25/2018.

Consideration: **Buyer(s)** agrees to purchase said real estate and pay the bid price of \$ _____ plus a buyer's premium of \$ _____ for a total purchase price of \$ _____.

TERMS:

Title Opinion Letter: The **Seller(s)** has provided at **Seller's** expense, a Title Opinion Letter on the above property and has made that title opinion letter publicly available at www.LarrySims.com. Buyer may elect to purchase, at Buyer's expense, title insurance.

If this agreement be breached by **Buyer(s)**, or **Buyer(s)** fails for any reason to complete purchase of said property in accordance with the terms set forth above, **Buyer(s)** shall pay to **Seller(s)** and **Agent**, damages and reasonable attorney's fees and cost incurred in the collection thereof caused by said breach. The non-refundable deposit money herewith deposited by **Buyer(s)** may be applied to such damages, but this shall not preclude **Seller(s)** from suing for specific performance of this agreement or for damages, or both.

If this agreement is breached by **Seller(s)** or if **Seller(s)** fails for any reason to complete sale of said property in accordance with the terms, set forth above, **Seller(s)** shall pay to **Buyer(s)** and/or **Agent** any damages and reasonable attorney's fees and costs incurred in the collection thereof. In the event of **Seller(s)** default, the monies herewith deposited by **Buyer(s)** shall be returned to **Buyer(s)**, but this shall not preclude **Buyer(s)** from suing for specific performance of this agreement or for damages, or both.

Agreed and Accepted by:

Ronald Wilder
Seller Printed Name

Buyer Printed Name

Seller Signature

Buyer Signature

Seller Telephone #

Buyer Telephone #

Seller Email Address

Buyer Email Address