

**REAL ESTATE FOR SALE
HISTORIC HOME**



305 Kent Road - Nashville, TN

FOR SALE – Offering Memorandum

CONTACT US

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State of Tennessee Real Estate Asset Management

Department of General Services

WRS Tennessee Tower, 24th Floor

312 Rosa L. Parks Ave. , Nashville, TN 37243

Sealed Bids are due at 1:30 pm, Central Standard Time on November 16, 2015. The State reserves the right to reject any and all offers. The property will be open for public inspection on November 10, 2015 from 11:00 am to 1:00 pm Central Standard Time.

TABLE OF CONTENTS

- **Brief History**

- **Property Photographs**
 - Aerial
 - Location Map
 - Exterior Photographs

- **PROPERTY INFORMATION**
 - Subject Description
 - Zoning
 - Real Estate Taxes
 - Improvement Details
 - Floor Plan
 - Interior Photographs

- **NEIGHBORHOOD OVERVIEW**

- **TERMS OF OFFERING**

- **BID FORM**

CONFIDENTIALITY AND DISCLAIMER AGREEMENT

CONFIDENTIALITY - The enclosed information ("Presentation") is provided to you, strictly for **your own personal use** in determining whether to pursue negotiations to acquire certain properties (defined as the "Property") in which The State of Tennessee, on behalf of its Agencies (both defined as "Seller") own. **Further distribution** of the information contained herein without **prior written permission** from Seller **is strictly prohibited**. If you decide not to pursue an acquisition of the Property, please return this Presentation immediately to Seller.

INFORMATION DEEMED CORRECT, THOUGH NOT WARRANTED - This Presentation contains select information that Seller believes to describe the Property adequately. We do not present this information as being all-inclusive or as containing all pertinent information necessary to a prudent acquisition decision. Interested parties are advised to confirm all facts, figures, and representations contained herein for themselves. **Any prudent buyer should include an independent investigation of this Presentation and the Property.**

INDEPENDENT INVESTIGATION REQUIRED - This Presentation should not be considered an all-inclusive representation of the state of affairs of the Property. The fact that errors, omissions, and changes are possible require that a prudent buyer **MUST** independently confirm all information pertinent to the condition and affairs of the Property.

PACKAGE DELIVERED SUBJECT TO PRECEDING CONDITIONS - In accepting this package, you agree to be bound by the conditions and requirements detailed in this Confidentiality And Disclaimer Agreement.

Brief History

William Hall came to Tennessee from Maryland and purchased the land on which the McCampbell House sits in 1800. He built a brick house on the property which more than likely reflected the culture that he grew up in during the latter part of the eighteenth century. One traditional house form predominated in the English colonies along the Atlantic seaboard during this period. Built of a variety of different materials, its definitive characteristics include two-story height, one-room depth, and a length of two or more rooms.

The earliest form of this popular house type consisted of two rooms on the first floor, the hall and the parlor. Almost all domestic activities took place in the hall, which was square-shaped and the larger of the two rooms. In New England, a central chimney served both rooms. In the Chesapeake Bay area, external end chimneys were common; in the Middle Atlantic colonies, the chimneys were built flush within the gable walls.

After the American Revolution, the Federal style of building succeeded the Georgian and remained popular in the South until the advent of the Greek Revival in the 1830s. Sometimes referred to as Adamesque, the Federal aesthetic was characterized by balance and symmetry in design, lightness and elegance in mood, and delicacy and finesse in execution. These characteristics were attained by an accent on verticality, carefully controlled proportions, and restrained ornamentation. A hallmark of this style was its emphasis on door and window openings by increasing their size and quality of decoration.

Most early buildings built in Middle Tennessee were uncomplicated and had simple rectangular floor plans. The front and rear walls often had roughly-centered opposing doors. Usually, the chimney was centered on the long axis of the house on the gable end. At the beginning of the nineteenth century, the two room hall-and-parlor plan was the most common of the multi-room plans found in Davidson County.

As a dwelling built on the westward-moving frontier at the beginning of the nineteenth century in the nascent "Tennessee Federal" mode, the McCampbell House as originally constructed represents a transitional phase between vernacular building methods and the more fashionable styles that followed. The tall thin profile and the asymmetrical appearance of the façade of the McCampbell House echo the traditions of the past, while Federal characteristics such as paired exterior chimneys, segmented brick lintels, and a low-pitched roof look to the future.

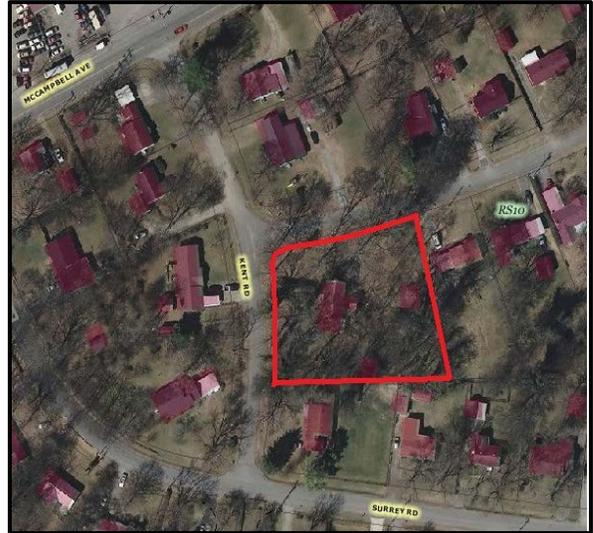
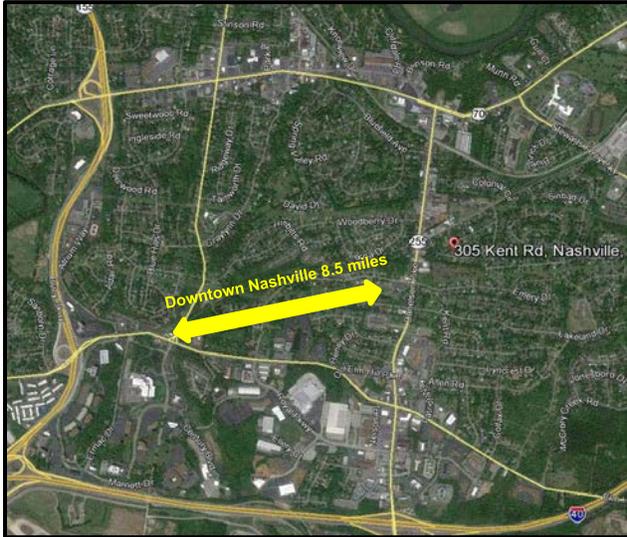
In 1820, Hall sold his property to Thomas Harding, who moved into the house with his wife and growing family. Harding made some major alterations to the house, probably before he moved into it, which is why a c.1820 date has been assigned to this remodeling campaign. He changed the floor plan from the original hall-and-parlor layout into the more up-to-date central hall plan. He accomplished this by constructing a frame wall in both the first and second floor halls to form a new entry on each floor. At the same time, he reoriented the staircase so that it assumed a dominant role in these newly-created spaces. In order to accommodate the new staircase, he had to knock holes in the interior brick wall and relocate the original door openings into the parlors.

The older apertures then were filled in with plaster and lath. The new central hallway downstairs created an unheated public area where visitors could be received without having to enter the rest of the dwelling. Harding sold the property to James Anderson in 1847, and he sold it in turn to Thomas McCampbell five years later. The house remained in the family until the 1940s with minimal changes other than the addition of Victorian-era front and rear porches.

The architectural ghosts of these porches are still plainly visible on the north and south elevations, and if one looks hard enough at the front façade, the faint outlines of the smaller long-gone Federal-style portico still remain. This building evolution illustrates the way that succeeding generations choose to alter the family home place to reflect their current domestic situations.

Property Photos

AERIAL AND LOCATION MAP



EXTERIOR PHOTOS



PROPERTY INFORMATION

Subject Description:

Address	305 Kent Road Nashville, Davidson County, Tennessee 37214
Location Description	The subject property is located on the SEC of Kent Road and Hastings Road
Legal Description	Lot 62 Donelson Heights Subdivision, Nashville, Davidson County Tennessee
Gross Livable Area	2,748 square feet
Year Built	1790 – According to tax records
Land Area	37,897 square feet or 0.87 acre
Topography / Shape	Level / Irregular
Flood Information: <ul style="list-style-type: none">• Flood Plain Status• Community Panel #• Flood Plain Description	<ul style="list-style-type: none">• The property is not located in the flood plain.• 44037C0241F dated April 20, 2001• Outside the 100 year flood plain.
At Site Utilities: <ul style="list-style-type: none">• Water• Sewer• Electricity• Gas	<ul style="list-style-type: none">• At Site• At Site• At Site• At Site

Zoning:

The entire subject tract is zoned Rs10 by Metropolitan Nashville. This zoning allows single family residential uses with a minimum 10,000 square foot lot size. The description of the Rs10 district by the Zoning Ordinance of Metropolitan Nashville is as follows:

Designed for relatively low to moderate intensity single-family development, these districts are appropriate for implementing the residential low-medium policies of the general plan. These districts may also be appropriate within selected areas of natural conservation policy, with urban services. The RS20 and RS15 districts may be applied along edges of areas classified within residential low density policy that have suitable physical characteristics and good street access.

The subject is also has an Airport Overlay and a Historic Preservation Overlay. The subject is a conforming use.

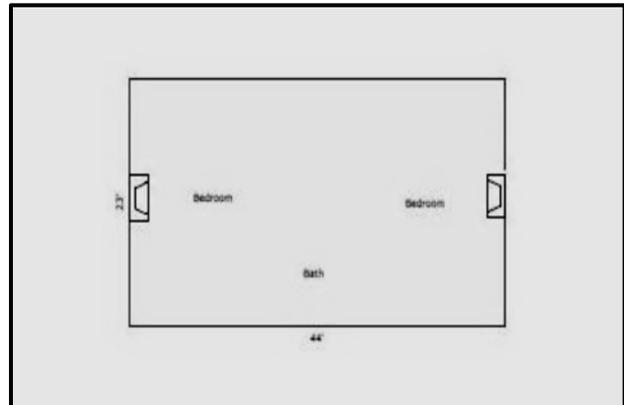
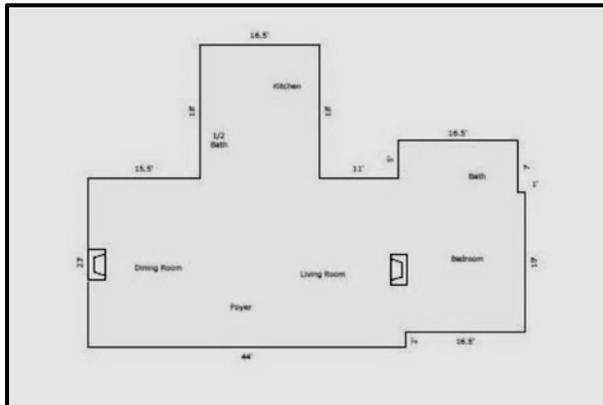
Real Estate Taxes:

The subject property is located in the Urban Service District of Metropolitan Nashville within Davidson County and identified as Tax ID # 096-09-0-119.00. The subject property is currently owned by the Tennessee State Museum and is exempt from property taxes. It has a \$0 assessment and \$0 annual tax liabilities. Prior to being owned by the State of Tennessee, the subject property was most recently assessed at \$164,800 in 2008.

Improvement Details:

Construction	Average wood frame
Exterior Walls	Brick
Foundation	Stone
Floor Type	Frame
Floor Cover	Hardwood, Vinyl
Roof Type	Cedar Shake
Window Type	Double-hung
Interior Walls	Drywall
Lighting	Fixtures
Bathrooms	2.5
Heating / Cooling Type	Approximately 25% of the home has window air condition and baseboard heat. The rest of the home does not have heating or cooling.
Heating / Cooling Fuel	Electric / Electric

Floor Plans:



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1736.00	1736.00
GLA2	Second Floor	1012.00	1012.00

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
18.0	x 16.5	297.00
59.5	x 2.0	119.00
5.0	x 16.5	82.50
60.5	x 19.0	1149.50
2.0	x 44.0	88.00
Second Floor		
44.0	x 23.0	1012.00

Interior Photographs:



NEIGHBORHOOD OVERVIEW

Neighborhood Boundaries:

North	Cumberland River
South	Interstate 40
East	Old Hickory Boulevard
West	Briley Parkway

General Development:

General development within the neighborhood consists of commercial, industrial and residential properties. The immediate area around the subject property is primarily residential land uses. Most of the commercial development within close proximity of the subject ranges from new to 90 years old, more or less.

Donelson Heights subdivision was developed around the subject property in the 1940s to 1960s. Other land uses within close proximity to the subject include retail properties on the major thoroughfares such as Donaldson Pike, Lebanon Road and Elm Hill Pike. Nashville International Airport is in close proximity to the subject to the south.

Neighborhood Life Stage

The life stage of the neighborhood is the stable stage.

TERMS OF OFFERING

ALL CASH - "AS IS"

The State of Tennessee requests sealed bids for the purchase of the Real Estate located at **305 Kent Road, Nashville, Tennessee 37214**.

NO MINIMUM BID

The State will accept sealed bids until **1:30 p.m. Central Time on November 16, 2015**. The State reserves the right to reject any and all bids. Please contact us (or visit our website) for bid package and additional information.

BID PROCEDURE

METHOD: Sale is to be by the sealed bid method. The State reserves the right to refuse or reject any or all bids.

OPENING: Sealed bids will be opened **November 16, 2015 at 1:30 p.m.** (Central Time) at the State of Tennessee Real Asset Management office in Nashville, Tennessee. Bids must be received by Real Asset Management no later than the opening time and date. Late bids will be returned unopened.

FORMAT: The bid must state the amount of the bid and identify the party or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

BID ENCLOSED: TR #13-09-002
BID OPENING TIME: 1:30 PM CT
BID OPENING DATE: November 16, 2015

SECURITY DEPOSIT: The bid must include a security deposit by cashier's check, in the amount of five (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants within three weeks.

AWARD OF BID: Bids will be either accepted or rejected within forty-five (45) days from the bid opening date.

TERMS OF SALE: The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.

FORWARD BIDS TO:

State of Tennessee Real Estate Asset Management
312 Rosa L Parks Ave, 24th Floor
Nashville, TN 37243-0299
Attn: Mr. Frank Baugh

PROPERTY CONDITION DISCLOSURE

All information is provided so that interested parties may make informed decisions regarding this property. Accuracy is not guaranteed and it is not intended to be all inclusive. This is not a warranty or a substitute for any professional inspections or warranties that purchasers may wish to obtain. Purchasers agree to accept the property "as is."

STATE OF TENNESSEE TR. #13-09-002

*+/- 2,748 Square Foot Single Family Residence
305 Kent Road
Nashville, Davidson, TN 37214*

BID FORM

I, _____, submit a bid of \$ _____, for 305 Kent Road, Nashville, Tennessee 37214 being the same property identified by the proposal information for STREAM Transaction Number 13-09-002.

Enclosed is a cashier's check payable to the **State of Tennessee** in the amount of \$ _____ which constitutes the required bid deposit of five (5) percent of my total bid. The balance to be paid upon notification by the State of Tennessee that the deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

Please provide below the exact name of the Grantee(s) and the address for notification of property taxes to be used if you are the successful bidder.
