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# **FAIRFIELD FARMS**

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**CONVENIENT TO NASHVILLE**

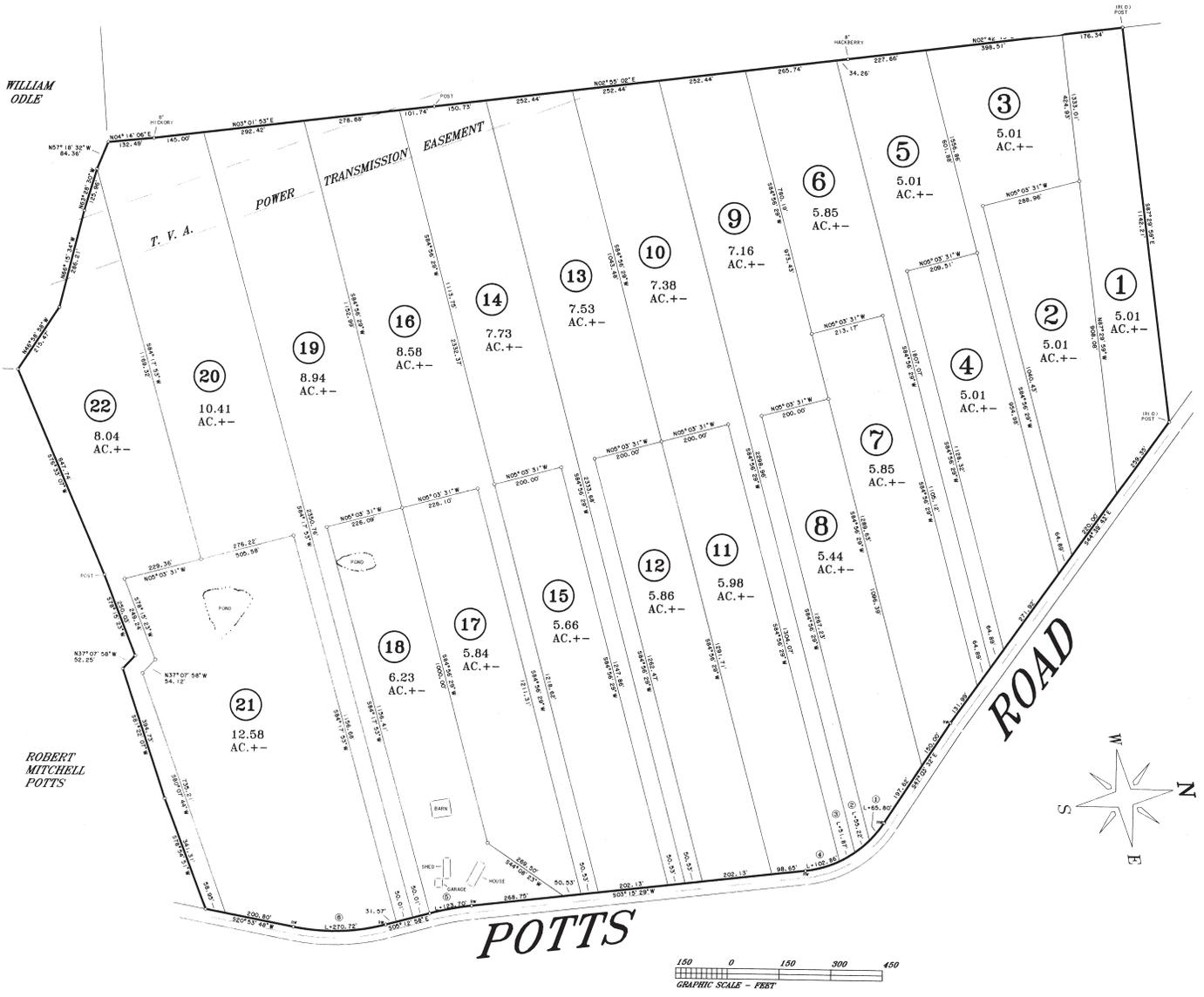
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

**(770) 554-5263 | 1-800-762-4851**

**P.O. Box 9 Loganville, GA 30052**

# FAIRFIELD FARMS, BEDFORD COUNTY, TN



## Financing Example

**Purchase Price:** \$29,995  
**Down Payment:** \$295  
**Financed Amount:** \$29,700  
**Interest Rate:** 7.9% Fixed simple interest  
**Term:** 360 Months  
**Monthly Payment:** \$215.86

**NO PRE-PAYMENT PENALTY**  
*You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.*

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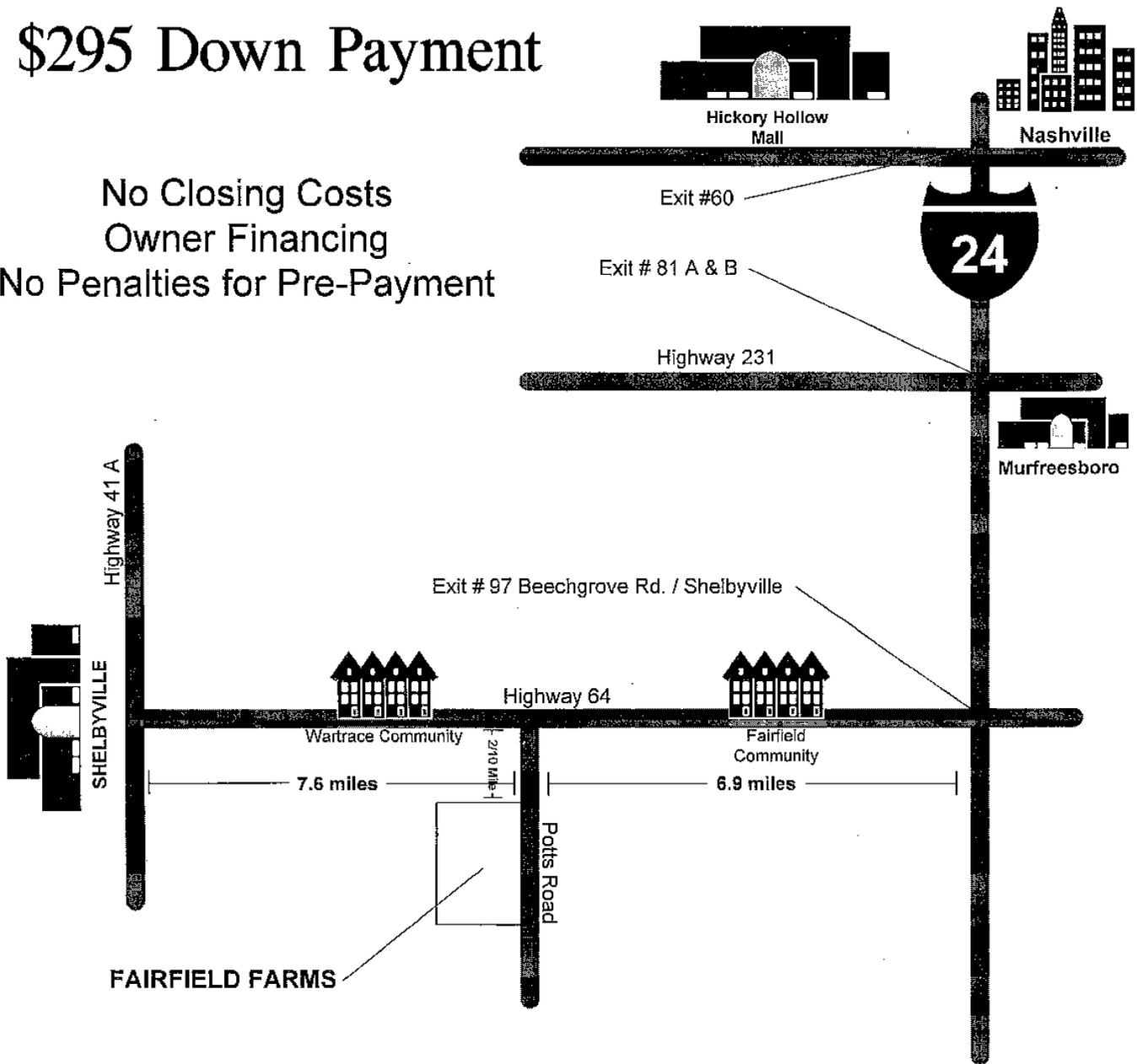


# PROTECTIVE COVENANTS FOR FAIRFIELD FARMS

- 1) This lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation number 10) with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) All residences (mobile, modular or conventional) erected on lot numbers 3, 5, 6, 9, 10, 13, 14, 16, 19, 20 and 22 shall contain a minimum of 840 square feet of indoor heated area and a minimum width of 14 feet. All residences (mobile, modular or conventional) erected on lot numbers 1, 2, 4, 7, 8, 11, 12, 15, 17, 18 and 21 shall contain a minimum of 960 square feet of indoor heated area and a minimum width of 24 feet. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All mobile homes must be fully under skirted and firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited. All manufactured homes shall be no older than 5 (five) years from the date of placement.
- 3) No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
- 4) No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Not withstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.
- 5) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 6) No private dwelling shall be nearer a frontage road than 40 feet nor nearer than 40 feet from a rear lot line, nor nearer than 15 feet from a side lot line.
- 7) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 8) Permit from Bedford County Health Department must be obtained prior to installing a septic tank system.
- 9) All driveway pipes installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if pipe is needed.
- 10) No lot shall be subdivided, except the subdivision into no more than two parcels is permitted on any lot that is 12 acres or larger, or when caused by a partial release on any mortgage to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure, on the remainder. The developer reserves the right to adjust the location of various lot lines if necessary to insure the usability of a lot or group of lots.
- 11) No timber may be cut for sale without permission of the Developer.

# \$295 Down Payment

No Closing Costs  
Owner Financing  
No Penalties for Pre-Payment



#### TO SEE FROM NASHVILLE:

Follow I-24 East towards Murfreesboro. Exit at Exit # 97 (Beechgrove Rd. / Shelbyville / Highway 64) and turn right (West). Follow Highway 64 for 6.9 miles through the Fairfield community to Potts Road on the left. Turn left on Potts Road and go 2/10 of a mile to the property on your right. Look for signs giving price, terms and acreage on each farm and wood stakes and iron pins in the corners. Survey flags hang down the property lines.

#### TO SEE FROM MURFREESBORO:

Follow I-24 East. Exit at Exit # 97 (Beechgrove Rd. / Shelbyville / Highway 64) and turn right (West). Follow Highway 64 for 6.9 miles through the Fairfield community to Potts Road on the left. Turn left on Potts Road and go 2/10 of a mile to the property on your right. Look for signs giving price, terms and acreage on each farm and wood stakes and iron pins in the corners. Survey flags hang down the property lines.

#### TO SEE FROM SHELBYVILLE:

At the intersection of 41A and Highway 64 go east on Highway 64 for 7.6 miles, passing through the Wartrace community, to Potts Road on your right. Turn right and go 2/10 of a mile to the property on your right. Look for signs giving price, terms and acreage on each farm and wood stakes and iron pins in the corners. Survey flags hang down the property lines.

CALL 1/800-762-4851 FOR MORE INFO.

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