

## **EUGENIA WILLIAMS NEXT STEPS**

### Overview

The University of Tennessee, working with the State of Tennessee Real Estate Asset Management (STREAM) office, is requesting sealed bids for the purchase of property and improvements located at 4848 Lyons View Pike in Knoxville, Tenn, commonly known as the Eugenia Williams house.

Open houses will be held on Sept. 5 and 12 from 10 a.m. to 2 p.m. both days. Individuals interested in viewing the property must schedule an appointment by calling the STREAM office toll free at (844) 660-8100. The State will accept sealed bids until 1:30 p.m. CST on Sept. 26, 2019.

### Terms of Offering

Sale will be by sealed bid method. Bids are subject to a Preservation Easement on the house and Court Ordered Deed Restriction. At all times, the State reserves the right to refuse or reject any or all bids.

Sealed bids will be opened within two (2) business days after the bid due date. Bids must be received by the State of Tennessee Real Estate Asset Management no later than 1:30 p.m. (CST) on September 26, 2019. Late bids will be returned unopened.

**SECURITY DEPOSIT:** The bid must include a security deposit by cashier's check, in the amount of five percent (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.

**EVALUATION:** As a part of its evaluation of the proposals received, the State reserves the right to hold a Best and Final round of offers (the "BAFO"). In the event the State does hold a BAFO, the State shall notify all parties whose bids were received on time.

**AWARD OF BID:** Bids will be either accepted or rejected at the conclusion of bid evaluations 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 within fifteen (15) days. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.

Bids must be submitted to:

State of Tennessee Real Estate Asset Management !  
Department of General Services !  
WRS Tennessee Tower, 24th Floor !  
312 Rosa L. Parks Ave., Nashville, TN 37243 !  
Attn: Mike Berry !

For more information about the sale, visit [tn.gov/generalservices/topic/surplus-real-estate](http://tn.gov/generalservices/topic/surplus-real-estate).