



# Relocation Guide

NASHVILLE



SOUTHBOUND  
GROUP

COMPASS RE



# Welcome to Nashville

On behalf of The Southbound Group, I'm pleased and excited to share information about our community with you. As a team of individuals who have all relocated to Nashville, we understand the needs of people transitioning to the area. There are so many reasons people are flocking to Nashville and the Middle Tennessee area to call it home. Nashville is a center for tourism, health care, education, banking, music and there are no signs our economy is slowing down. Nashville is a hub for amazing food, nightlife, and fun events. You can still find affordable housing and diverse and eccentric neighborhoods throughout our city.

The Southbound Group is in the top 0.5% of Realtors in Middle Tennessee and our team is recognized for having strong communication, systems, experience, and involvement in the industry. These are the guiding principles by which we live and serve our clients. We hope you will use this guide to learn more about the place we proudly call home.

We look forward to working with you!

Keeping Nashville Nice,

Megan Menke and The Southbound Group





# Jessi Sgarlata

Owner, CEO

CRS, GRI, ABR, ASP, CNE, ePro, RESA-CSA, CLHMS-Guild  
M: 615.587.6722

Jessi@SouthboundGroup.com

Jessi, a University of Tennessee graduate, began her real estate career right after college. With experience, she moved to Nashville, earned a Master's from Belmont University, and obtained a Broker's license in her 11th year. Jessi holds multiple designations and is an active member of various REALTOR associations. Outside work, she enjoys working on her farm, golf, Predators hockey, kids' activities, and seeking new adventures with her husband and three children.

## OUR GUIDING PRINCIPLES

---

*Have Fun*

*Promote Positivity*

*Cultivate Relationships*

*Be Present*

*Work Collaboratively*

*Find a Solution*

*Know Your Worth*

*Have a Creative Spirit*

*Exceed Expectations*

*Commit to Accountability*



## Melisa Groves

REALTOR, Senior Buyer's Agent, ABR, e-PRO, Fluent in Spanish  
M: 615.573.1140 | [Melisa@SouthboundGroup.com](mailto:Melisa@SouthboundGroup.com)

Melisa, a Gainesville native and University of Florida alum, she initially pursued a career in Human Resources in Tampa Bay before moving to Nashville in 2013 and starting her real estate career. She married Jeremy in 2016 and now resides in Franklin, TN with their twins, Leo and Cece. In her free time, Melisa enjoys concerts, dining out, shopping in Downtown Franklin, Bravo binges and karaoke.



## Cierra Trainor

REALTOR, Listing Coordinator, Buyer's Agent, CLHMS-Guild, ABR  
M: 615.318.5454 | [Cierra@SouthboundGroup.com](mailto:Cierra@SouthboundGroup.com)

Cierra, a San Diego native and Berklee College of Music alum, found her passion for Nashville after moving in 2015. Alongside her husband, she performs in their band, Southern Call, and enjoys hiking with her dog and tending to her chickens. With experience in title processing, she joined the Southbound Group in 2019 as a Listing Coordinator and became a licensed Buyer's Agent in 2020.



## Peggy Ray

REALTOR, Buyer's Agent, SRES, RENE, ABR  
M: 615.948.3196 | [Peggy@SouthboundGroup.com](mailto:Peggy@SouthboundGroup.com)

Peggy, a Nashville native, and Middle Tennessee State University alum, transitioned from an 18-year career at Macy's into real estate in 2015. She specializes in Davidson, Williamson, and Rutherford counties and is a member of various REALTOR associations. Peggy, alongside her husband and daughter, enjoys staying active and participating in school and sports activities. She's also an instructor at Orange Theory Fitness-Brentwood.



## Megan Menke

Marketing and Relocation Director  
M: 615.440.6068 | [Megan@SouthboundGroup.com](mailto:Megan@SouthboundGroup.com)

Before joining The Southbound Group, Megan held roles in the title and mortgage industries. With a Bachelor's in Journalism from the University of Kentucky, she moved to Nashville in 2007. In her free time, she can be found on the golf course, watching Bravo, or at her daughter's numerous activities.



# NASHVILLE IN THE NEWS

The following honors and rankings are just a few of Music City's shining achievements:

## 2022-2023 AWARDS & ACCOLADES

One of the Best Big Cities in the U.S. | Readers' Choice Awards, *Condé Nast Traveler*

Top 10 City for Cuisine | Global Best City Awards, Business Wire

Top 15 Cities in the U.S. | World's Best Awards, *Travel + Leisure*

#5 Best City for First-Time Homebuyers | SmartAsset

20 Most Popular Places to Vacation in America | Newsweek

5 of the Best U.S. Destinations to Visit | Independent (UK)

7 Sports Event Destinations to Watch | SportsPro (Nashville is the only U.S. city featured on this list)

#10 Housing Market Stability in the Nation | Nashville Business Journal

### ***U.S. News & World Report:***

#1 Best Place to Live in Tennessee

#25 Fastest-Growing Place

#84 Best Place to Retire

#25 Best Place to Live

## NASHVILLE'S FEATURED 2023 RANKINGS

The 50 Best Places to Travel | *Travel + Leisure*

#5 on The South's Best Cities 2023 | Southern Living's

#10 Bucket List Destinations for 2023 | Kiwi Collection



# OVERALL POPULATION + CLIMATE

GREATER NASHVILLE  
OVERALL POPULATION

# 2,104,069

and still growing!

On average, 81 people move to the Greater Nashville area daily.



Sources: U.S. Census Bureau, Annual Estimates of Resident Population, 2020; Nashville Chamber of Commerce Regional Economic Development Guide 2020

## GREATER NASHVILLE CLIMATE

When **Spring** hits everything comes to life as the rolling hills blossom into a vibrant green speckled with flowering color. Thanks to the mild climate, spring starts early (February) with many plants well suited for the area coming to life, including tulips, azaleas, redwoods, irises, magnolias, and dogwoods. The impressive biodiversity of flora and fauna coupled with warm days and cool nights embody the growth that is so ubiquitous to Greater Nashville.

**Summer** brings an energy and verve that is unique to Greater Nashville. The season is ablaze with a seemingly never-ending roster of concert festivals. Live outdoor music shows scattered around town are a nightly staple, while daylight hours and temps call for time spent on and in the water at the hundreds of lakes and rivers. Prepare for sunshine, humid air, outdoor adventures, and energetic social events; summer in Greater Nashville is one you won't want to miss!

**Fall** showcases stunning colors in the leaves which is enough reason on its own to hike, backpack, walk, ride bicycles, or jog in the many parks and recreation areas. The days are warm and pleasant; the evenings are cool and calm. Coveted nearby natural attractions like Great Smoky Mountains National Park beckon adventurers and wanderlust-filled travelers alike. Firepit patios and outdoor dining feel especially good, surrounded by colorful leaves and sweet-smelling air.

**Winter** months in Greater Nashville offer a taste of snow and cooler weather, but just briefly. Lights and music decorate the big city and its neighborhoods with holiday festivals and events in full swing. It's the perfect time of year to bundle up and enjoy time with family, to spend moments around the fireplace, and to enjoy the hush of a peaceful backyard coated in a thin layer of new-fallen snow.



Average Summer Temperature = 89



Average Sunny Days per year = 208



Average Winter Temperature = 46



Average Annual Rainfall = 47"



# BUSINESS CLIMATE + LIVABILITY

#1 for Long-Term Fiscal Responsibility | *U.S. News & World Report*

#1 City for Job Seekers | MoneyGeek

#2 Best Place for New Businesses | SmartAdvisor

#2 for California HQ Relocations | *Nashville Business Journal*

#2 Hottest Job Market in the Country | *Wall Street Journal*

#4 Metro for Economic Strength | POLICOM

#4 Best Place in America for Starting a Business | *INC. Magazine*

## ECONOMIC DRIVERS

If the natural beauty, climate, culture, and rich traditions of Greater Nashville were not reasons enough to move, the area is also a bustling hub of economic activity, one of the most prosperous cities in the South. Greater Nashville benefits from a particularly diverse economy, with key drivers ranging from healthcare to technology, corporate operations, manufacturing, tourism, music, art, entertainment, and supply chain management.

One of the most attractive growth centers in the nation, it is no wonder Nashville has ranked in the Top 10 Best American Cities for Job Growth for the past eight years. The city enjoys low unemployment, steady in-migration of well-educated, skilled workers and entrepreneurs, low taxes, and a favorable business climate. Perfect for companies interested in relocating or expanding their business.

## ANNUAL ECONOMIC IMPACT

Manufacturing | \$69.7 Billion

Health Care Management | \$67 Billion

Tourism & Hospitality | \$20.5 Billion

Music & Entertainment | \$15.9 Billion

## CORPORATE BUSINESS CLIMATE

Corporate Income Tax Rate | 6.50%

Personal Income Tax Rate | 0%

Franchise Tax | 0.25%

Sales Tax Rate | 7% State (2.25-2.75% local)



# BUSINESS CLIMATE + LIVABILITY

## QUALITY OF LIFE

Not only does Greater Nashville's growing economic sector offer an inviting environment for businesses and families, the city is dedicated to making day-to-day life for residents a dream come true.

The Nashville area has a relatively low cost of living, coupled with a high per capita income. The result? Residents have more disposable income, allowing them to enjoy the entertainment options, natural beauty, shopping centers, and recreation areas that Greater Nashville is known for.

For the above reasons and more, Nashville routinely places at the top of national and international livability rankings. How could it not? Combine a vibrant culture centered on creativity, music, and entrepreneurship with popular entertainment venues, beautiful outdoor spaces, relatively low cost of living, and excellent job opportunities and you get The Athens of the South: Nashville, Tennessee.







## Transportation

Nashville is centrally located in the United States and Tennessee shares a border with 8 states. 12 million people live within a 2.5-hour drive of Nashville. We have three major interstates that run through our city, I-40, I-65 and I-24.

## Nashville International Airport

Nashville International Airport (BNA) is located just 8 miles from Downtown Nashville. The airport averages 576 daily flights and BNA provides nonstop service to 75 markets, one of which is London. BNA airport is the 4th fastest growing airport in North America and will soon house a new international arrivals area, hotel and expanded ticketing and baggage areas. Visit [flynashville.com](http://flynashville.com) for more information.

## Buses

We-Go Public Transit is available throughout the city. All-day unlimited ride passes are available for \$4. The main bus station is located downtown at Music City Central. Visit [nashvillemta.org](http://nashvillemta.org) for more information.

## Rideshare

Uber and Lyft both operate in Middle TN. Download the app to request a ride.

## Commuter Train

The Music City Star runs from Lebanon, TN to Riverfront Station in Downtown Nashville. With five rail stations in between, stops include Hamilton Springs, Martha, Mt. Juliet, Hermitage and Donelson. Buses meet each train at Riverfront Station upon arrival. The Route 64 Star Downtown Shuttle travels between Riverfront Station and Bicentennial Mall. The Route 93 Star West End Shuttle runs through Broadway, West End, as well as the Vanderbilt and Belmont campuses. Riders can take a Route 64 or Route 93 bus at no additional cost.





# SCHOOLS

Greater Nashville is home to some of the best schools in the nation, including over 65 private schools, a top-ranking public school system, and several nationally renowned colleges and universities.

## HIGHER EDUCATION

Belmont University

Columbia State Community College

Fisk University

Lipscomb University

Middle Tennessee State University

Tennessee State University

Trevecca Nazarene University

Vanderbilt University

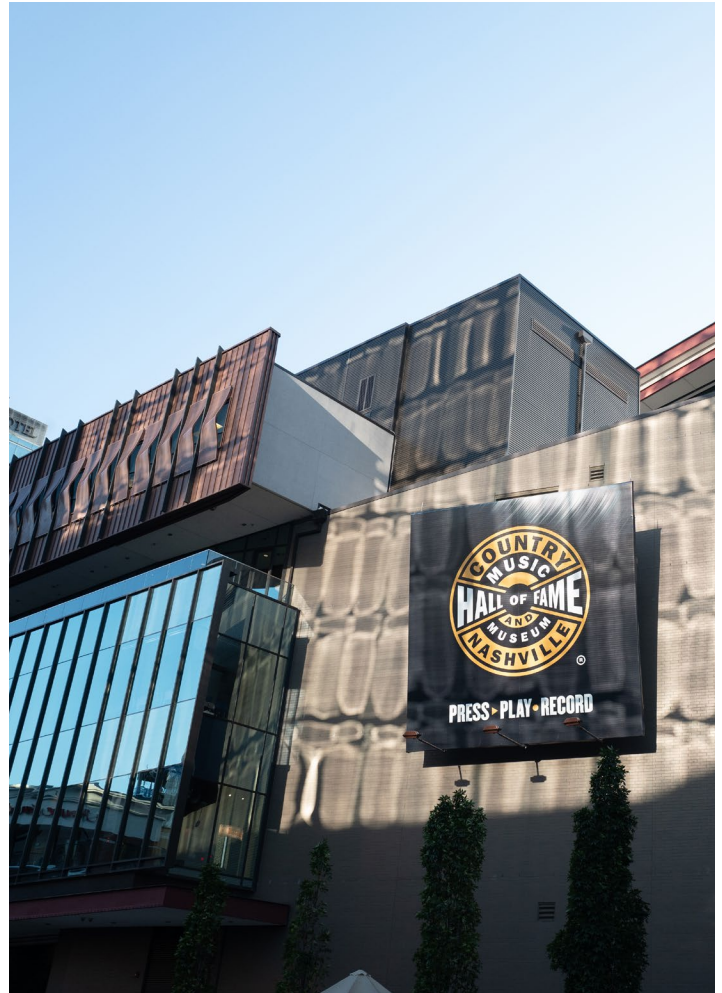




## POPULAR ATTRACTIONS

One could pick a different Nashville attraction to visit each weekend and still go an entire year without seeing all of them. And with local attractions often bringing in new exhibits, performers, products, and features, there's always something new to see and do in and around Nashville.

Adventure Park  
Adventure Science Center  
Arrington Vineyards & Winery  
Assembly Food Hall  
Belmont Mansion  
Bridgestone Arena  
Cheekwood Estate & Gardens  
City Winery  
Country Music Hall of Fame  
First Horizon Park  
Franklin Theatre  
Gaylord Opryland  
General Jackson Showboat  
Goo Goo Shop & Dessert Bar  
Nashville Ballet  
Nashville Symphony  
Nashville Zoo  
National Museum of African American Music  
Nissan Stadium  
Pinewood Social  
Pins Mechanical Co.  
Tennessee Performing Arts Center  
The Winery at Belle Meade



# THE MUSIC SCENE

Nashville entered the 20th century as a sleepy college town and state capital. But in October of 1962, when Mayor Ben West put signs out on the road beckoning travelers to visit "The Grand Ole Opry" and "Music City U.S.A.," Nashville officially became a music town, a key characteristic that the city fully embraced in the following decades.

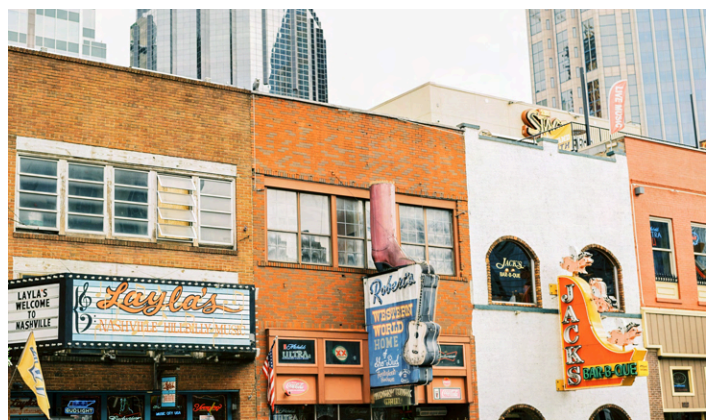
And of all the city's music attractions, none has earned as much widespread acclaim as Broadway's Honky Tonks. Located in the heart of Downtown Nashville on Lower Broadway, this street features a row of bars and restaurants, live music reverberating from doors and windows, all establishments offering free entry, enabling visitors to check out dozens of bands in one night. Save your money for the tip jar, and get ready to experience what Music City is all about!

## MUSIC VENUES

- Ascend Amphitheater
- Cannery Ballroom
- City Winery
- EXIT/IN
- Grand Ole Opry
- Listening Room Cafe
- Marathon Music Works
- Mercy Lounge
- Ryman Auditorium
- Printers Alley
- Schermerhorn Symphony Center
- The 5 Spot
- The Basement
- The Bluebird Cafe
- The End
- The Station Inn

## LOWER BROADWAY

- Dierks Bentley's Whiskey Row
- Honky Tonk Central
- Jason Aldean's Kitchen + Rooftop
- Johnny Cash's Bar & BBQ
- Kid Rock's Big Honky Tonk
- Legends Corner
- Luke's 32 Bridge
- Miranda Lambert's Casa Rosa
- Nashville Underground
- Ole Red Nashville
- Redneck Riviera Bar & BBQ
- Robert's Western World
- The Stage
- Tootsie's Orchid Lounge





# THE FOOD SCENE

As Nashville has evolved into an international melting pot of culture, art, business, and a diverse range of nationalities who call the city home, so too has the city attracted skilled restaurateurs from across the nation and world. Few cities can claim as wide a range of delightful cuisine as Nashville, from Music City's European and Oriental fare to the city's traditional, farm-to-table southern cooking.

## NEW AMERICAN

5th & Taylor  
Adele's  
Butcher & Bee  
Drusie & Darr  
Etch  
Henrietta Red  
House of Cards  
Rolf and Daughters  
Tavern  
The 404 Kitchen  
The Hampton Social  
The Optimist

## SOUTHERN

Acme Feed & Seed  
Arnold's Country Kitchen  
Butchertown Hall  
Deacon's New South  
Hattie B's  
Husk  
Liberty Common  
Loveless Cafe  
Marsh House  
Monell's  
Puckett's Grocery  
The Southern

## BBQ

Bringles Smoking Oasis  
Edley's Bar-B-Que  
Martin's BBQ Joint  
Peg Leg Porker

## BREAKFAST

Frothy Monkey  
Milk and Honey  
Pancake Pantry  
The Butter Milk Ranch

## STEAKHOUSE

Bob's Steak & Chop House  
Bourbon Steak  
Jeff Ruby's  
Kayne Prime  
Oak  
STK

## ITALIAN

Folk  
Little Hats Italian Market  
Luogo  
Pelato  
Yolan

## MEXICAN

Blanco  
Redheaded Stranger  
Saint Añejo  
Superica

## ASIAN

O-Ku  
Sunda  
Two Ten Jack  
Virago

## FRENCH

Margot Café  
Once Upon a Time in France  
Cocorico Bakery & Cafe

# SPORTS, MUSEUMS, PARKS + RECREATION

## SPORTS

From the NFL's Tennessee Titans to the NHL's Nashville Predators, from college teams to local leagues, Nashville never ceases to entertain for the all-in sports fan. Year-round sporting events keep residents and visitors alike entertained, and newly renovated sports centers like Nissan Stadium guarantee an excellent place to watch the game.

MLS | Nashville Soccer Club

Minor League Baseball | Nashville Sounds

NHL | Nashville Predators

NFL | Tennessee Titans

Vanderbilt University Sports

NASCAR

Music City Grand Prix - IndyCar

PGA TOUR | Simmons Bank Open

## MUSEUMS

When Nashville was founded in 1806, city planners committed themselves to preserving their history and culture. That commitment stayed at the heart of Music City in the following centuries, a tradition that is proudly displayed in today's museums, art centers, Halls of Fame, restored centennial buildings, and well-cared-for historic sites.

Andrew Jackson's Hermitage

Belle Meade Historic Site & Winery

Country Music Hall of Fame and Museum

Frist Art Museum

Madame Tussauds Nashville

Musicians Hall of Fame & Museum

National Museum of African American Music

Tennessee Sports Hall of Fame

Tennessee State Museum

The Patsy Cline Museum

## PARKS + RECREATION

The unmatched beauty of the American South is in her outdoors, and Nashville embraces that beauty through regular maintenance of over 200 public parks, 56 golf courses, 80 miles of paved trails, and 30,000 acres of inland lakes. Add the great weather and four-season climate and Nashville's parks are simply the best place to be, 365 days per year.

Beaman Park Nature Center

Bicentennial Capitol Mall State Park

Centennial Park

Cumberland Park

Fannie Mae Dees Park

Natchez Trace

Percy & Edwin Warner Parks

Percy Priest Lake

Radnor Lake

Sevier Park

Shelby Bottoms Nature Center



# SHOPPING

Nashville brings its residents together through more than just its workplaces, restaurants, live music, and local attractions. The city is committed to shopping local, and Nashville's small business-friendly environment has empowered thousands of locals and new residents alike to set up shops, markets, boutiques, and customer-oriented service providers. The result is a strong business sector where community members support each other, generating economic growth for all.

## SHOPPING MALLS + DISTRICTS

- 12 South
- Cool Springs Galleria
- Fifth + Broadway
- Hill Center
- Hillsboro Village
- L&L Marketplace
- Nashville Farmers' Market
- Opry Mills
- Tanger Outlets Nashville
- The Mall at Green Hills

## LOCAL BOUTIQUES

- Boot Barn
- Draper James
- Handmade Studio TN
- Imogene + Willie
- Judith Bright
- Kittenish
- Nashville Boot Co.
- Nisolo
- The Nash Collection
- Thistle Farms
- Uncommon James
- White's Mercantile



# ANNUAL EVENTS

The Country Music Capital of the World is home to not just music events! Nashville and the surrounding areas have events every month from large-scale, city-wide happenings to localized community gatherings, steeplechases to art festivals, holiday events to restaurant and brewery festivals, home and garden get-togethers to the infamous Tennessee State Fair.

## JANUARY

Nashville Originals Restaurant Week  
Nashville Boat Show  
Nashville Auto Festival

## FEBRUARY

East Nashville Restaurant Week  
The Antiques & Garden Show of Nashville  
Nashville Wine Auction Pairings

## MARCH

Tin Pan South  
Nashville Home + Remodeling Show  
Nuit Belge

## APRIL

Nashville Fashion Week  
Nashville Spirits & Cocktail Festival  
CMT Awards

## MAY

Iroquois Steeplechase  
Tennessee Craft Fair  
Sevier Park Fest

## JUNE

CMA Fest  
Bonnaroo Music & Arts Festival  
Nashville Pride Festival

## JULY

Let Freedom Sing! Music City July 4th  
Music City Brewers Festival  
Red, White & Zoo

## AUGUST

Tomato Art Fest  
Shakespeare in the Park  
Tennessee State Fair

## SEPTEMBER

Live on the Green  
ACM Awards  
Nashville Whiskey Festival

## OCTOBER

Nashville Film Festival  
Fall Fest at The Hermitage  
Tennessee Beer + Wine Festival

## NOVEMBER

Cheekwood's Holiday LIGHTS  
CMA Music Awards  
Nashville Design Week

## DECEMBER

Jack Daniel's Music City Midnight  
New Year's Eve in Nashville  
Gaylord Opryland's A Country Christmas  
Music City Bowl



# COUNTIES WE SERVE

## DAVIDSON COUNTY | POPULATION: 715,884

There's a reason why Davidson County is one of the fastest-growing and most populated counties in the Volunteer State. The downtown is an internationally renowned entertainment hub, a center for urban-modern homes and high rises, and the location of the Tennessee State Capitol. Here you'll find a panoply of historic architecture, outdoor art installations, state government centers, non-profit headquarters, and live music Honky Tonks, all on the same block.

Davidson County is home to 24/7 live music, bustling nightlife, trendy boutiques, coffee shops, bars, and upscale restaurants. There are also elegant and peaceful suburban neighborhoods shaded by mature trees and complete with a mix of Tudors, estates, restored centennials, Cape Cod and Craftsman-style homes, and modern new-builds. It is both vibrant and memorable, trendy and modern, yet also vintage and historic.

## WILLIAMSON COUNTY | POPULATION: 247,726

Williamson County cities, villages, and rural areas offer an entirely unique experience. Out of Nashville but still just a short drive from it, Williamson County is home to Middle Tennessee gems like Franklin, Leipers Fork, Thompson's Station, and Brentwood. Residents enjoy larger parcels in the rural paradise that this area is known for.

Tennessee's most affluent county is idyllic and peaceful, a living tapestry of rolling hills, farms, stables, and forested lands. The county has outstanding public schools, a strong and growing business climate, and the same verve for live music, the arts, and festivals that one will find in Nashville.

Williamson County is adorned with historic homes, estates, sprawling ranches, centennial farmhouses, Tudors, and quiet, cozy neighborhoods dotted with new-builds and townhomes. The county has much of the same aesthetic and sense of community strength as Nashville does, but interplayed against a backdrop of a quieter, more rural setting.

## RUTHERFORD COUNTY | POPULATION: 341,486

A powerful magnet for new residents and businesses, Rutherford County is a part of everything that metropolitan Nashville has to offer but at a more affordable price point. Rapid development and an eye for the aesthetics in urban design and planning have made "RuthCo" a modern-day suburbia, ideal for anyone who desires a comfortable life just outside the city. Rich in Tennessee history and culture, Rutherford County is also home to historic sites like Stones River National Battlefield, Oaklands Mansion, Bradley Academy Museum, Historic Cannonsburgh Village, and the Sam Davis Home and Museum.

## SUMNER COUNTY | POPULATION: 196,281

Sumner County offers the perfect mix of small-town charm and natural beauty. From lakefront homes around Old Hickory Lake to cozy historic homes in Gallatin, and modern suburban neighborhoods in Hendersonville, there's something for everyone. The area is all about laid-back living, whether you're exploring the quaint streets of Portland or enjoying the growing vibes in places like White House and Goodlettsville. With plenty of green space and a friendly community feel, Sumner County is an ideal spot to call home.

## NEIGHBORHOODS

### EAST NASHVILLE *DAVIDSON COUNTY*

There aren't enough synonyms for "hip" to do East Nashville justice. One has to step into Nashville's bona fide "cool town" to understand why East Nashville earns 1st place for Middle Tennessee's most eclectic, artsy, thriving, historic, and chic neighborhood.

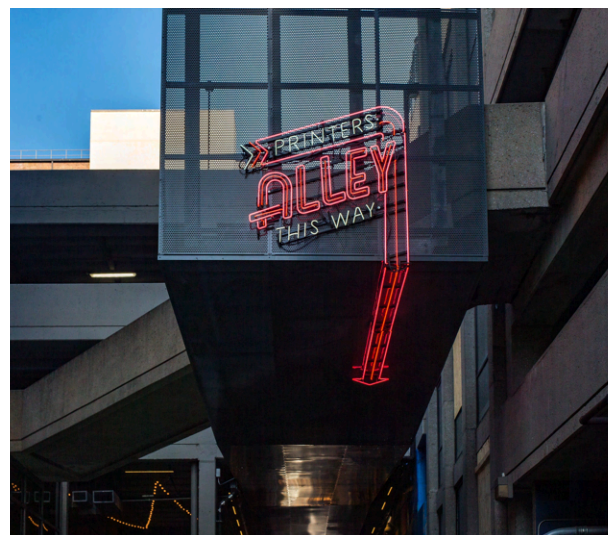
Wonderful experiences abound on every corner, from tasty food to stunning murals, live music, expansive park spaces, historic homes, and modern new-builds.

### GREEN HILLS/FOREST HILLS *DAVIDSON COUNTY*

Appropriately titled, stepping into Green Hills and Forest Hills feels like escaping into an arbor fairytale. Though the neighborhood is just blocks away from Nashville's most prized shopping districts, high-end retailers, famous restaurants, and excellent schools, the mature forests of the Green Hills/Forest Hills region have been preserved and well-tended, offering an idyllic setting of shaded, wooded, private living right in the heart of Music City.

### DOWNTOWN/SOBRO *DAVIDSON COUNTY*

Colloquially titled "SoBro" (South of Broadway), this neighborhood is the crown jewel of downtown Nashville. Home to major attractions like the Music City Center, Omni Hotel, The Southern, Etch, and Pinewood Social, here you will find luxury urban living with all of the best 21st-century amenities. SoBro is just a short walk from Broadway honky-tonks, with 24/7 live music right around the corner. With consistent development and growth, it's no surprise that SoBro has seen a huge increase in new homes for sale.





## NEIGHBORHOODS

### HILLSBORO/WEST END *DAVIDSON COUNTY*

Hillsboro and West End are unique and special. These neighborhoods are home to iconic universities like Vanderbilt, Belmont, and Lipscomb, giving the area that nostalgic college town vibe while still being within walking distance of amenities like Music Row, Belcourt Theatre, several parks, and plenty of shopping opportunities. Hillsboro/West End offers the good life, all within a few blocks of home. One of the strongest markets in Nashville, Hillsboro/West End properties hold their value and appeal for generations.

### BELLE MEADE *DAVIDSON COUNTY*

Nationally renowned for famous attractions like the Belle Meade Plantation, Cheekwood Estate & Gardens, and the Edwin/Percy Warner Park system, Belle Meade inspires and excites visitors and residents alike with its historic and stunning homes. Because the neighborhood was developed on the former Belle Meade plantation, this suburban paradise was designed with large lots, mature hardwood trees dotting property lines, and quiet, winding two-lanes that guide visitors over rolling hills and through forested lanes.

### THE NATIONS/SYLVAN PARK *DAVIDSON COUNTY*

Thought to be two of Nashville's up-and-coming neighborhoods, The Nations and Sylvan Park have experienced some of the most well-planned, strategic growth the city has ever known. Entire streets of historic residences are experiencing renovations and restorations to blend their historic architecture and design with modern amenities and comforts. The community is also ideally positioned near prominent thoroughfares that feature great restaurants, large green spaces, historic buildings, and several direct lanes of travel into Nashville.





## NEIGHBORHOODS

### GERMANTOWN *DAVIDSON COUNTY*

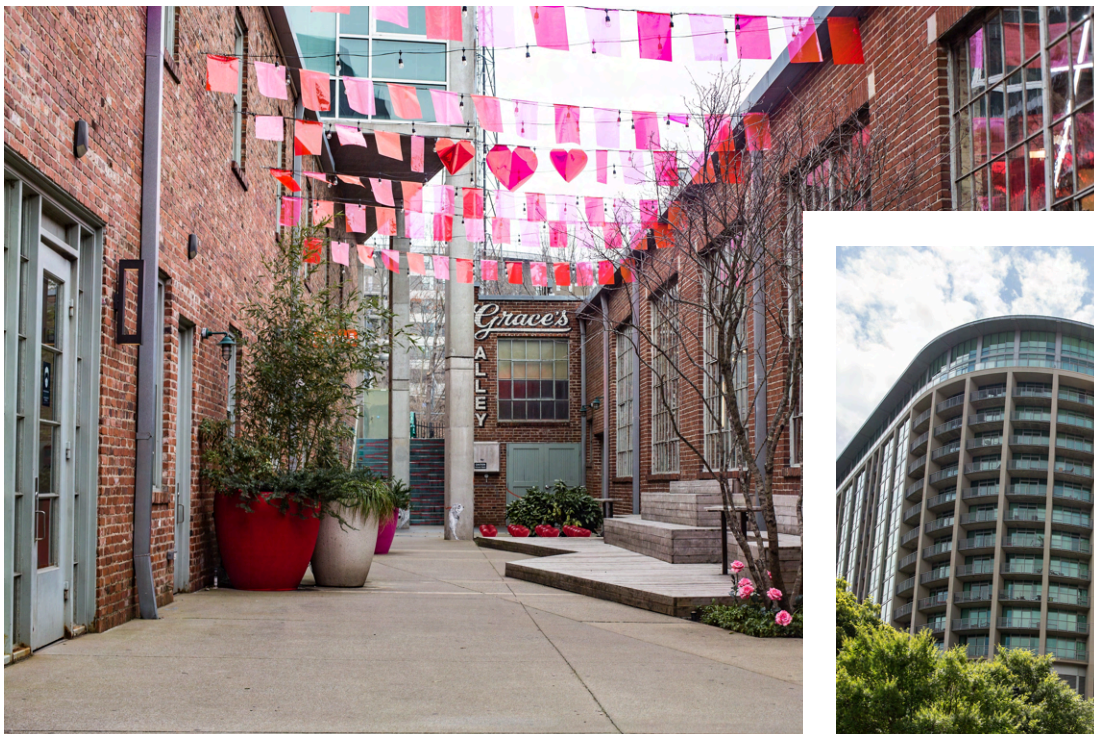
Incorporated into the City of Nashville in 1865, Germantown maintains its iconic history in its restored buildings, centennial houses, and verdant parks, all while embracing a charming, chic-modern appeal in its shops, restaurants, and recreational centers. Much like other Nashville neighborhoods, Germantown is known for its strong sense of community, the solidarity of its residents, and the volunteer nature of locals. This sense of safety and togetherness is seen as highly desirable, particularly for new homeowners.

### BERRY HILL/MELROSE *DAVIDSON COUNTY*

Berry Hill/Melrose is a growing, vibrant neighborhood known for its eclectic shops, vintage recording studios, famed music publishers, and locally-owned small businesses. From charming cottage homes to new developments, a house feels like a home in Berry Hill/Melrose. For prospective business owners, Berry Hill/Melrose is known for consistent new business growth each year.

### THE GULCH/MIDTOWN *DAVIDSON COUNTY*

Once the site of Nashville's bustling railroad district, The Gulch/Midtown blends its industrial history with top-notch urban living thanks to modern-style homes and offices, fantastic restaurants, stylish boutiques, and exceptional entertainment venues. Trendy and walkable, The Gulch and Midtown have everything you need close to hand, all just a few blocks from downtown.





## NEIGHBORHOODS

### MT. JULIET *WILSON COUNTY*

Just 15 miles east of Nashville's city center, Mt. Juliet has an endless supply of shopping, dining experiences, and entertainment. Mt. Juliet has exploded with growth over the last two decades, primarily with out-of-state families seeking new opportunities in Greater Nashville. Award-winning cuisine, highly rated public schools, sprawling home lots with lots of yard space, and easy access to the city have made Mt. Juliet an up-and-coming favorite.

### HENDERSONVILLE *SUMNER COUNTY*

Famously known as the "City by the Lake," the quaint community of Hendersonville is nestled along the Cumberland River, adjacent to Old Hickory Lake, and just 20 miles northeast of Nashville. Home of late, great musicians and contemporary artists alike (Johnny Cash, Conway Twitty, Taylor Swift), Hendersonville is known for its waterfront homes, gorgeous parks, and sprawling greenways. Affordable housing, highly rated schools, and a delightful array of recreational amenities perfect for any time of year have made Hendersonville one of the fastest-growing cities in Middle Tennessee.

### GALLATIN *SUMNER COUNTY*

Located in the center of Sumner County and just 23 minutes northeast of Nashville, Gallatin lives up to its motto, "True Grit. Amazing Grace." The city is nestled next to Old Hickory Lake, a popular fishing, swimming, and water sports destination. Gallatin is steeped in history, dating back to its founding in 1802 and known for the American icons who walked its streets (President Andrew Jackson, Sam Houston, and Governor William Trosdale). Today, Gallatin thrives with unique shopping boutiques, delicious dining options on every corner, family-friendly festivals year-round, and a memorable historic downtown square.



## NEIGHBORHOODS

### FRANKLIN *WILLIAMSON COUNTY*

Founded in 1799, Franklin lives and breathes its history like no other. From its famous “Franklin on Foot” walking tour that shows just how much can be seen from the city’s sidewalks to other icons like Historic Main Street, the 1938 Franklin Theatre, and centennial, even bi-centennial homes and businesses, Franklin melds its unique history into a story of growth, prosperity, and togetherness. Recently named one of the nation’s best places to live, Franklin is truly a charming place to settle as it embodies a commitment to community, a soul-deep feature of the South.

### BRENTWOOD *WILLIAMSON COUNTY*

Well-organized and peaceful with large residential lots and stunning geography, it’s no surprise that Brentwood is one of Tennessee’s most coveted residential communities. Home to one of the nation’s Top 10 Libraries for Children, a hub for businesses and executives, with desirable recreational amenities around every corner and top-ranking in its high standard of living, new families from across the nation find home in Brentwood, Tennessee.

### MURFREESBORO *RUTHERFORD COUNTY*

Murfreesboro is the county seat of Rutherford County, located approximately 35 miles southeast of downtown Nashville. Murfreesboro continues to experience rapid business and residential growth, making it one of the most highly desired places to live in Middle Tennessee. You’ll find everything you need here to live a comfortable life without feeling the pressures of a big city. Come home to farms, starter subdivisions, gated communities, amazing parks, and historical sites. The ‘down-home feel’ and sense of community are strong in Murfreesboro, especially with the increased development of well-planned infrastructure and local amenities.





# What Clients Are Saying

“

*“This team far exceeded my expectations when moving across the country. My family and I were referred to The Southbound Group by a trusted friend in the Nashville area. Every single person we came into contact with on this team was communicative, helpful, and so incredibly kind.”*

HOLLY T.

*“We conducted our home search from Seattle, WA and needed a lot of help. The team was flexible and showed us homes virtually from a different time zone. You can tell right off the bat that the team cares about their clients and finding them the right home. We were very impressed and appreciate how smooth they made the whole home buying process.”*

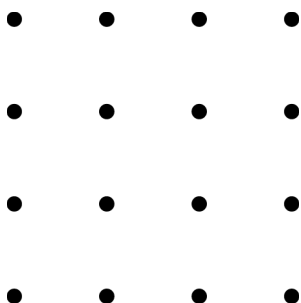
LOUISE P.

*“True gems of  
Nashville real  
estate!”*

*“Wanting to buy a home in TN while living in NY was a daunting task. I was referred to The Southbound Group and I am so glad I was! They have a team approach to real estate so there is always someone available to help. I appreciate their time sending me listings prior, their time showing me homes, and their guidance and hand-holding throughout the process. I HIGHLY recommend The Southbound Group!”*

JOYNELL R.

”



*“This team is on their  
A game!”*

“

*“From the moment we contacted The Southbound Group to discuss purchasing a home in the Nashville area, it was evident that we chose the best real estate team to work with based on our preferences, budget and timeline. Each step of the process was clearly communicated and outlined in a manner that was easily digestible for first-time home buyers.”*

**BILL AND HEATHER F.**

*“Do yourself a favor and hire these women! You won't regret it!”*

“

*“The entire home buying process can be intimidating, but The Southbound Group made us feel comfortable throughout the entire process. They are very knowledgeable and on top of their game. They are a tight-knit team that cares about their clients and will do everything they can to make the process easier.”*

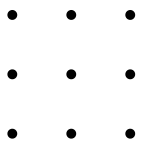
**BRITTANY R.**

”

*“We love The Southbound Group! They are extremely personable and knowledgeable about the Nashville area and housing market. Their customer service is unbeatable. They were in constant communication with us and we always felt as though our needs and desires were respected. The team was a strong advocate for us throughout our house-hunting journey and final transaction.”*

**JENNA N.**

”





# Let us help you find your place in Nashville!


We can't wait to help you grow roots in the communities we know and love. Visit our website and fill out the buyer questionnaire to be partnered with a trusted advisor!

**SouthboundGroup.com**



SOUTHBOUND  
GROUP

## We look forward to working with you!

 The Southbound Group is a licensed real estate affiliated with Compass RE, a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.