



Relocation Guide

Nashville

COMPASSRE



SOUTHBOUND
GROUP

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. You can also visit the digital version of this guide on our website!

We look forward to working with you!

Keeping Nashville Nice,

Megan Menke and The Southbound Group





Our Team



Jessi Sgarlata

Team Lead, Broker
CRS, GRI, ABR, ASP, CNE, ePro,
RESA-CSA



Melisa Perez Groves

REALTOR, Senior Buyer's
Agent
ABR, e-PRO, Fluent in Spanish



Jenn Rowan

REALTOR, Buyer's Agent



Jenna Pineda

REALTOR, Buyer's Agent
CNE, ABR



Peggy Ray

REALTOR, Buyer's Agent



Cierra Trainor

REALTOR, Listing Coordinator,
Buyer's Agent



Mary Katherine Slaughter

REALTOR,
Buyer's Agent



Emily Doyle

REALTOR, Director of
Operations, Showing
Specialist



Megan Menke

Marketing and
Relocation Director

Our Services

- Pair each transferee with licensed REALTOR to determine lifestyle choices that best meet the client's needs
- Arrange area tours
- Provide community information and resources

- Discounted services from preferred vendors
- Compass Concierge
- Bridge Loans
- Coordinate temporary housing
- Arrange moving services through trusted providers

NASHVILLE IN THE NEWS

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

2021 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*

#1 Best City for First-Time Homebuyers | *SmartAsset*

#2 in the U.S. for Fastest-Selling Homes | *WSMV*

#3 Hottest Housing Market in the Nation | *Nashville Business Journal*

U.S. News & World Report:

#1 Best Place to Live in Tennessee

#25 Fastest-Growing Place

#27 Best Place to Retire

#30 Best Place to Live

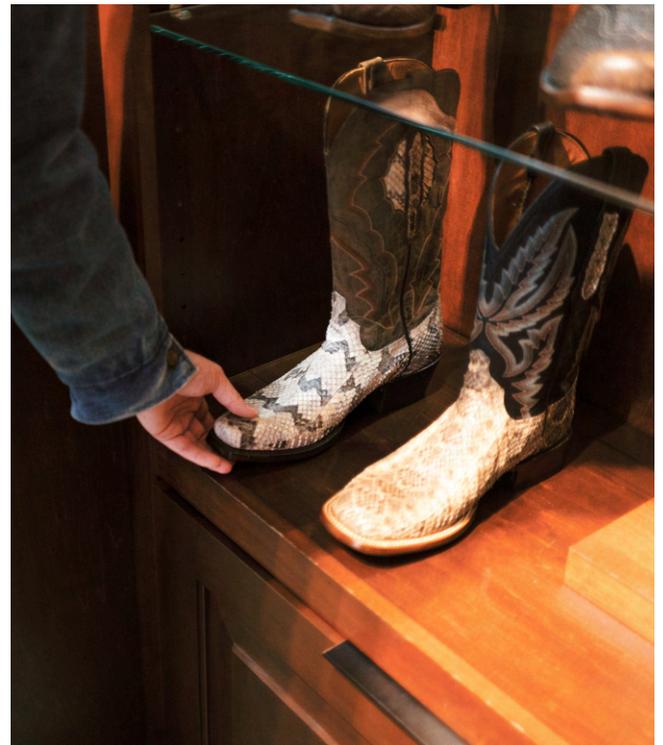
NASHVILLE'S FEATURED 2021 RANKINGS

Top 20 Most Popular Places to Vacation in America | *Newsweek*

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

Top 5 Best U.S. Destinations to Visit | *Independent (UK)*

Only U.S. city to rank in the 'Top 7 International Sports Event Destinations to Watch' | *SportsPro*



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)



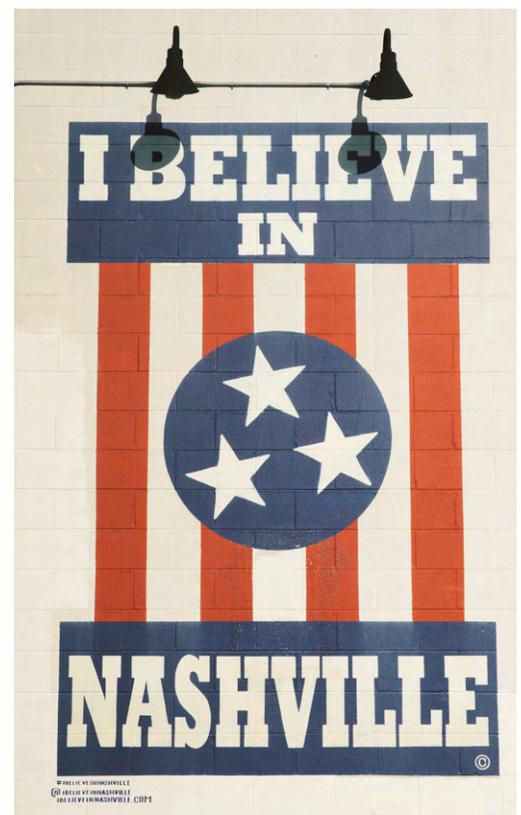
BUSINESS CLIMATE + LIVABILITY

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 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 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

First Horizon Park

Franklin Theatre

Gaylord Opryland

General Jackson Showboat

Goo Goo Shop & Dessert Bar

Nashville Ballet

Nashville Symphony

Nashville Zoo

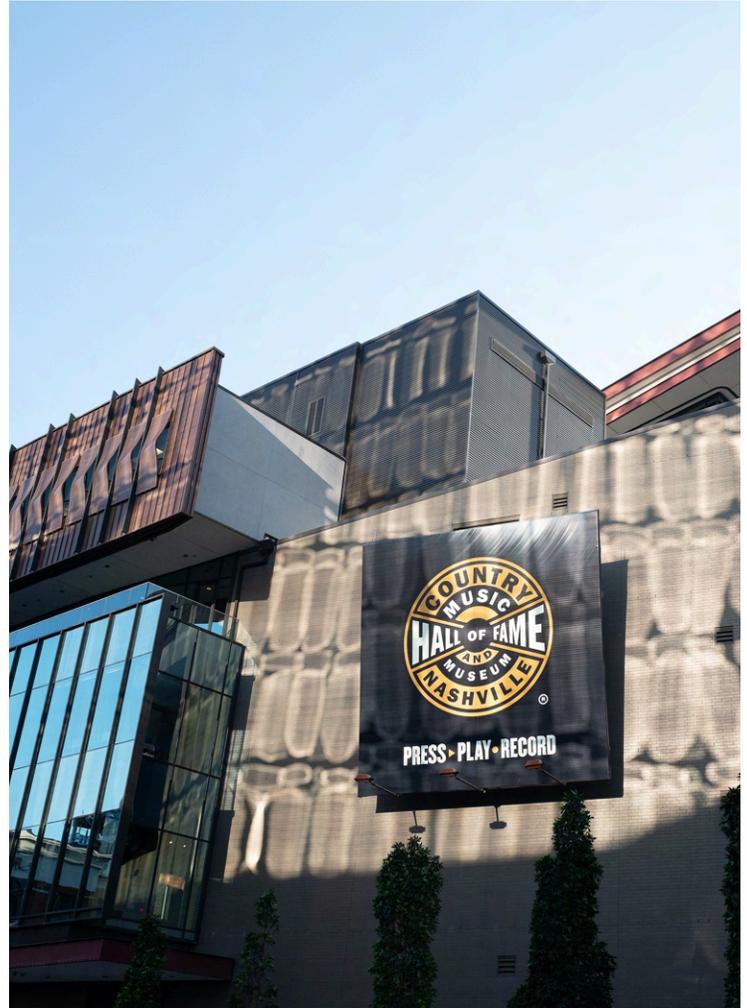
Nissan Stadium

Pinewood Social

Pins Mechanical Co.

The Winery at Belle Meade

Tennessee Performing Arts Center



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.

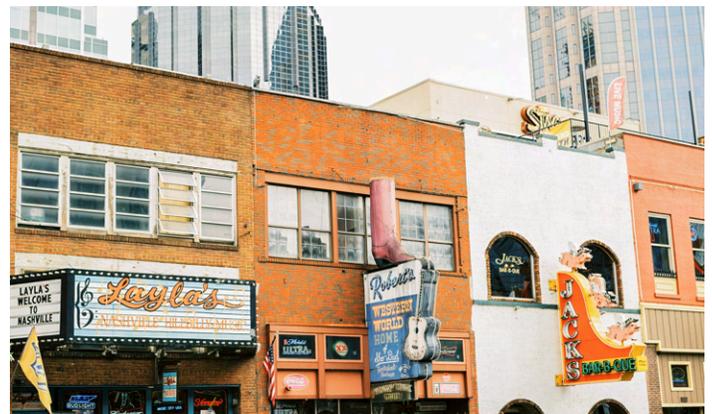
And of all the city's music attractions, none has earned as much widespread acclaim as Broadway's Honky Tonks. Located in the heart of Downtown Nashville on Lower Broadway, this street features a row of bars and restaurants, live music reverberating from doors and windows, all establishments offering 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
Schermmerhorn 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 Dutch
The Hampton Social
The Optimist

SOUTHERN

Acme Feed & Seed
Butchertown Hall
Deacon's New South
Hattie B's
Husk
Liberty Common
Loveless Cafe
Marsh House
Merchants
Monell's
Puckett's Grocery

BBQ

Arnold's Country Kitchen
Edley's Bar-B-Que
Martin's BBQ Joint
Peg Leg Porker

BREAKFAST

Biscuit Love
Pancake Pantry
Frothy Monkey
Milk and Honey

STEAKHOUSE

E3 Chophouse
Kayne Prime
STK
The Southern Steak & Oyster
Jeff Ruby's

ITALIAN

Emmy Squared
Folk
Yolan

MEXICAN

Blanco
Redheaded Stranger
Saint Añejo
Superica

ASIAN

O-Ku
Sunda
Tánsuo
Two Ten Jack

FRENCH

Margot Café
White Limozeen
Once Upon a Time in France

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

NFL | Tennessee Titans

Minor League Baseball | Nashville Sounds

Vanderbilt University Sports

NHL | Nashville Predators

NASCAR

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

National Museum of African American Music

Belle Meade Historic Site & Winery

Tennessee Sports Hall of Fame

Country Music Hall of Fame and Museum

Tennessee State Museum

Frist Art Museum

The Patsy Cline Museum

Madame Tussauds Nashville

Musicians Hall of Fame & 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

Percy & Edwin Warner Parks

Bicentennial Capitol Mall State Park

Percy Priest Lake

Centennial Park

Radnor Lake

Cumberland Park

Sevier Park

Fannie Mae Dees Park

Shelby Bottoms Nature Center

Natchez Trace

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

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
- Lebanon Premium Outlets
- Nashville Farmers' Market
- Opry Mills
- 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



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.

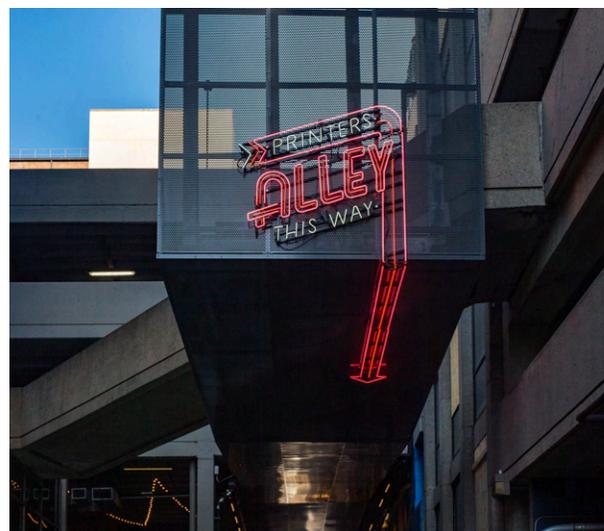
Wonderful experiences abound on every corner, from tasty food to stunning murals, live music, expansive park spaces, historic homes, and modern new-builds.

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*

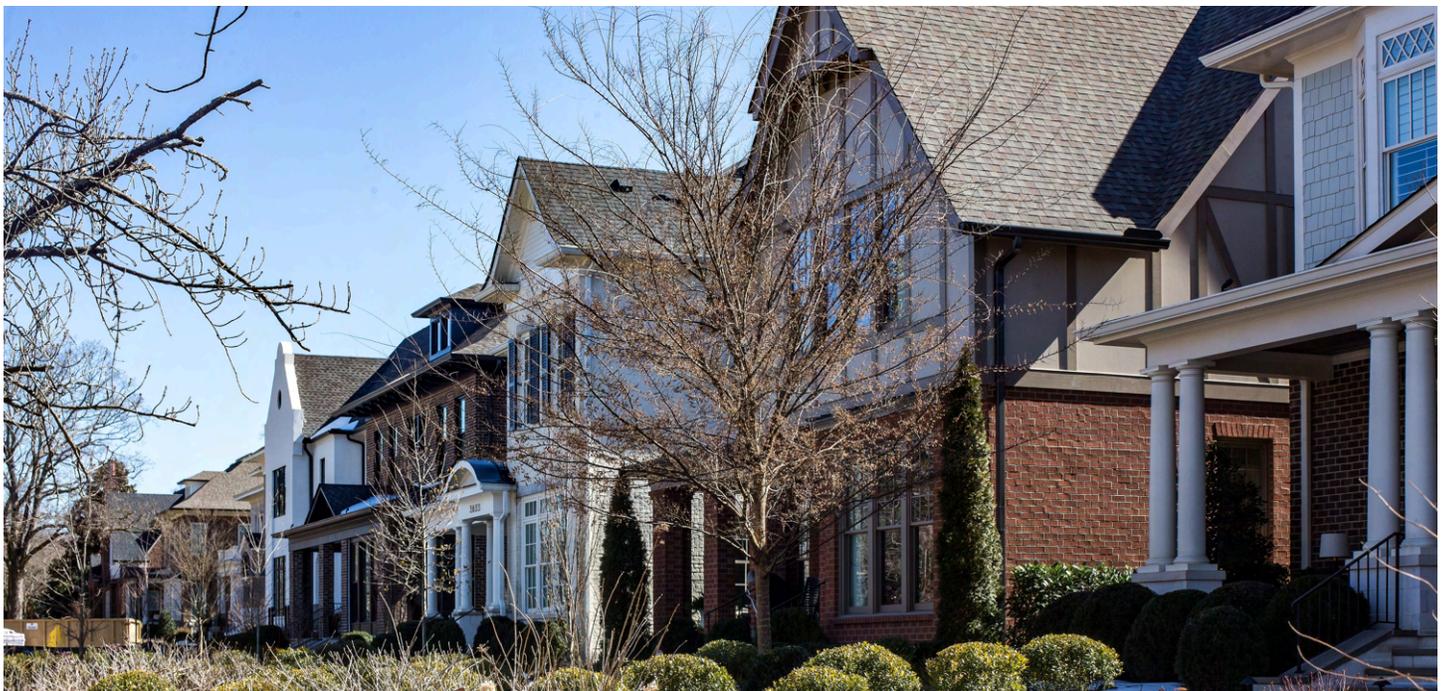
Hillsboro and West End are unique and special. These neighborhoods are home to iconic universities like Vanderbilt, Belmont, and Lipscomb, giving the area that nostalgic college town vibe while still being within walking distance of amenities like Music Row, Belcourt Theatre, several parks, and plenty 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*

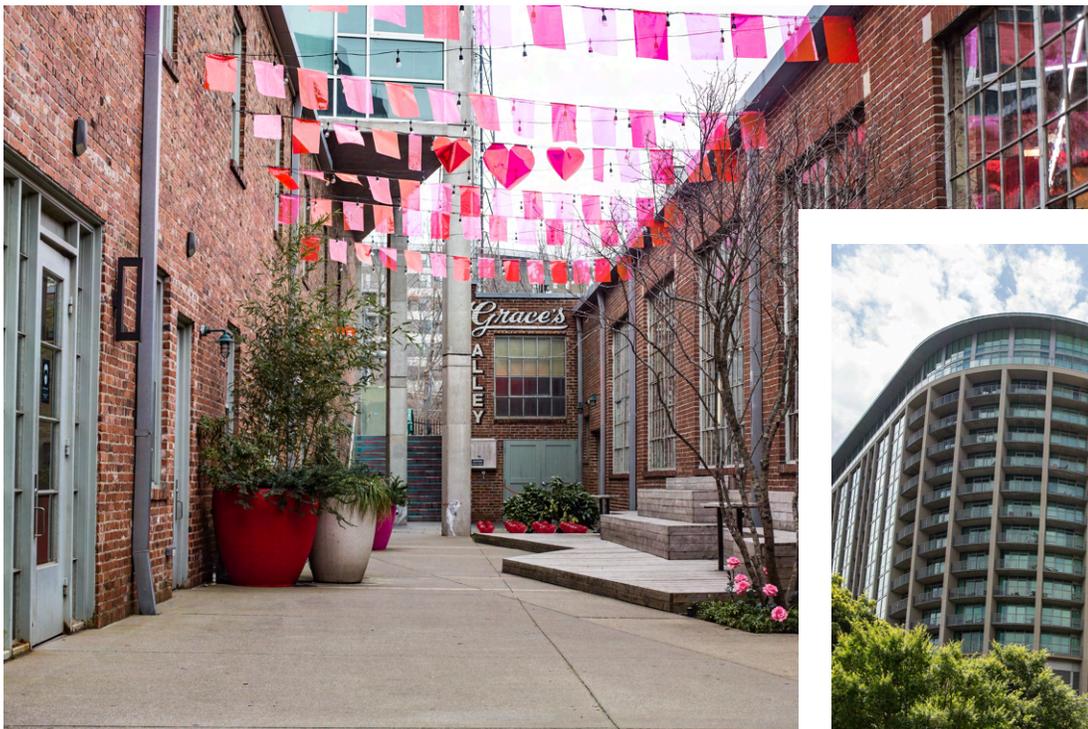
Incorporated into the City of Nashville in 1865, Germantown maintains its iconic history in its restored buildings, centennial houses, and verdant parks, all while embracing a charming, chic-modern appeal in its shops, restaurants, and recreational centers. Much like other Nashville neighborhoods, Germantown 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*

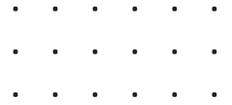
Well-organized and peaceful with large residential lots and stunning geography, it’s no surprise that Brentwood is one of Tennessee’s most coveted residential communities. Home to one of the nation’s Top 10 Libraries for Children, a hub for businesses and executives, with desirable recreational amenities 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.



Let's Get Moving



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



Preferred Vendors

Capstar Bank Lender Credit for Appraisal

Credit approval required. Must meet underwriting requirements. Elisa Goodrich egoodrich@capstarbank.com
615-476-0969 NMLS 1538469

"With over eight years in banking and 13 years in the financial industry, I bring my client's banking experience with personal customer service. I not only help my clients with the purchase of their new home, but I also offer strategic financial advice to help clients make the best decisions in structuring their finances. Everyone's personal finances are unique. Purchasing real estate can be a stressful process, and my goal is to help minimize stress and make the loan process as seamless as possible. I love helping my clients make their dreams a reality!"

-Elisa Goodrich

Chapman and Rosenthal \$100 Off Closing Fee

Chapman & Rosenthal Title, Inc. is an attorney owned and operated real estate title and escrow company located in Green Hills, a suburb of Nashville, Tennessee. They specialize in facilitating residential and commercial real estate transactions with over 20 years of combined experience and expertise. Chapman & Rosenthal Title, Inc. has the experience and knowledge to provide you with the highest level of personalized service in the industry. This service, coupled with a true team approach, assures you of expert, cost-effective and comprehensive legal counsel for every transaction.

Choice Home Warranty \$35 Off Any Home Warranty Package

With a Choice Home Warranty, breakdowns and repairs on covered systems and appliances don't have to be a hassle. Whether you are a first time home buyer, seller or existing homeowner, a home warranty is an affordable way to preserve peace of mind and to protect covered items for your most valuable asset.

Qualitas Home Inspection 50% Off Radon Testing

Radon is a natural gas that occurs everywhere. When trapped in an area, high levels of radon can be deadly. One out of three properties we inspect and test has higher than acceptable levels of radon. Testing radon is very important for the safety of your loved ones and is relatively easy to mitigate should a higher than normal radon level be found.

Now Leasing

A premier Corporate Housing company, offering furnished housing to individuals and executives. When booking through us you will receive a 15% discount off your first 30 days.

Black Tie Moving \$100 Off Services

Black Tie Moving is a premier moving company in Nashville, TN that provides custom, cost-effective moving solutions for all types of relocations. Our trusted local movers are experts at managing and carrying out residential and commercial moves, no matter how straightforward or complex they may be. For \$100 off services, contact Ronnie@blacktiemoving.com or call 844-920-2966.

Cambria Hotel

Special rates and availability for meeting and training space.

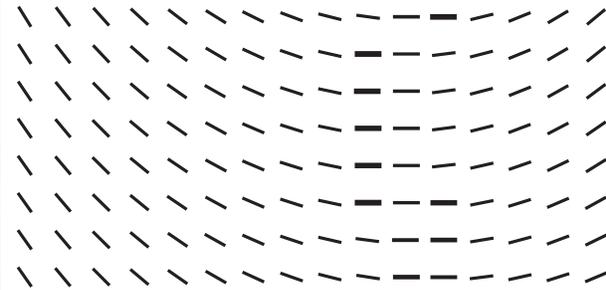
• • •
• • •
• • •

Relocated from Iowa

“ If we could give The Southbound Group TEN stars we would! Having recently relocated from Iowa, we certainly needed the perfect realty firm to help us navigate our new Tennessee home search. Professional and patient describe their entire firm and we were BLESSED to work with them. I truly can't say enough superlatives about their entire team and would recommend them to everyone and anyone who needs a first-class realty group!” -Jan H.

Relocated from California

“ My husband and I recently relocated from San Diego to Nashville and purchased a beautiful home with the guidance of Jessi Sgarlata's Southbound Group team. 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 realtor 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. The Southbound Group's attention to detail and thoughtful gestures combined with their professionalism and experience make them a true dream realtor team! We highly recommend their expertise for your home purchasing needs in the Nashville area!” -Heather F



The Southbound Group

m. 615.587.6722 | o. 615.475.5616
Team@SouthboundGroup.com
www.SouthboundGroup.com