

# Greater Nashville Relocation Guide

YOUR HOME IN MIDDLE TENNESSEE





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## INTRODUCING NASHVILLE

”I’ve got Nashville on my mind...”

Those are the thoughts, lyrical almost, of the thousands of families who’ve relocated to find home in Nashville. This city and the communities surrounding it have earned international renown as one of the fastest-growing and best places to live.

We can see why.

Soul-moving live music plucks on your heartstrings every time you walk past a restaurant or bar. Great weather and a reliable four-season climate ensure beautiful outdoor enjoyment year-round. A vivid and historic art and cultural scene are woven into the brick side streets while colorful murals adorn Nashville buildings. A booming economy with strong job growth ensures long-term success, security, and peace of mind.

Nashville lives along the peaceful shores of the Cumberland River. The Great Smoky Mountains offer weekend revelry in the coveted natural beauty of the American Southeast. And in Nashville’s backyard, the city is home to 56 golf courses, over 200 public parks, 80 miles of paved trails, and more than 30,000 acres of inland lakes.

Turning indoors, Nashville excites and entertains through live music opportunities while award-winning museums, galleries, performing arts centers, and auditoriums make Nashville an international melting pot of culture and creativity. For a night out on the town, the ‘Entertainment Center of the South’ never ceases to amaze with world-class dining, luxury shopping, and major sporting events.

With low taxes and a blossoming development market, Nashville is attractive to both families and businesses, with over 81 people moving to the city each day and entire companies relocating almost overnight.

Maybe you’ve been considering Nashville for years. Or perhaps Music City is a new prospect for your family or business. Either way, we hope this guide will bring you one step closer to calling Nashville home. And no matter your goals, our local Compass agents specialize in guiding your Nashville dream life into a real life.

Learn more at [compass.com](https://www.compass.com)



## 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

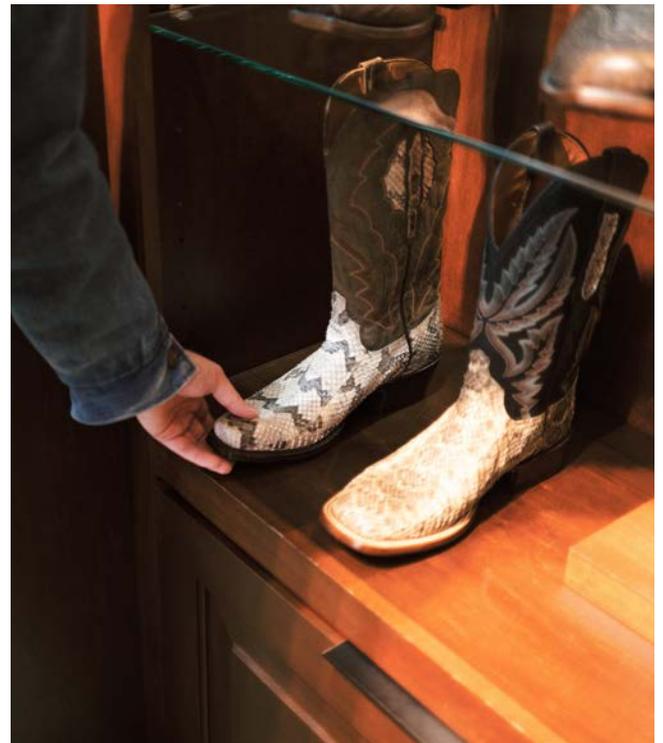
### NASHVILLE'S FEATURED 2021 RANKINGS

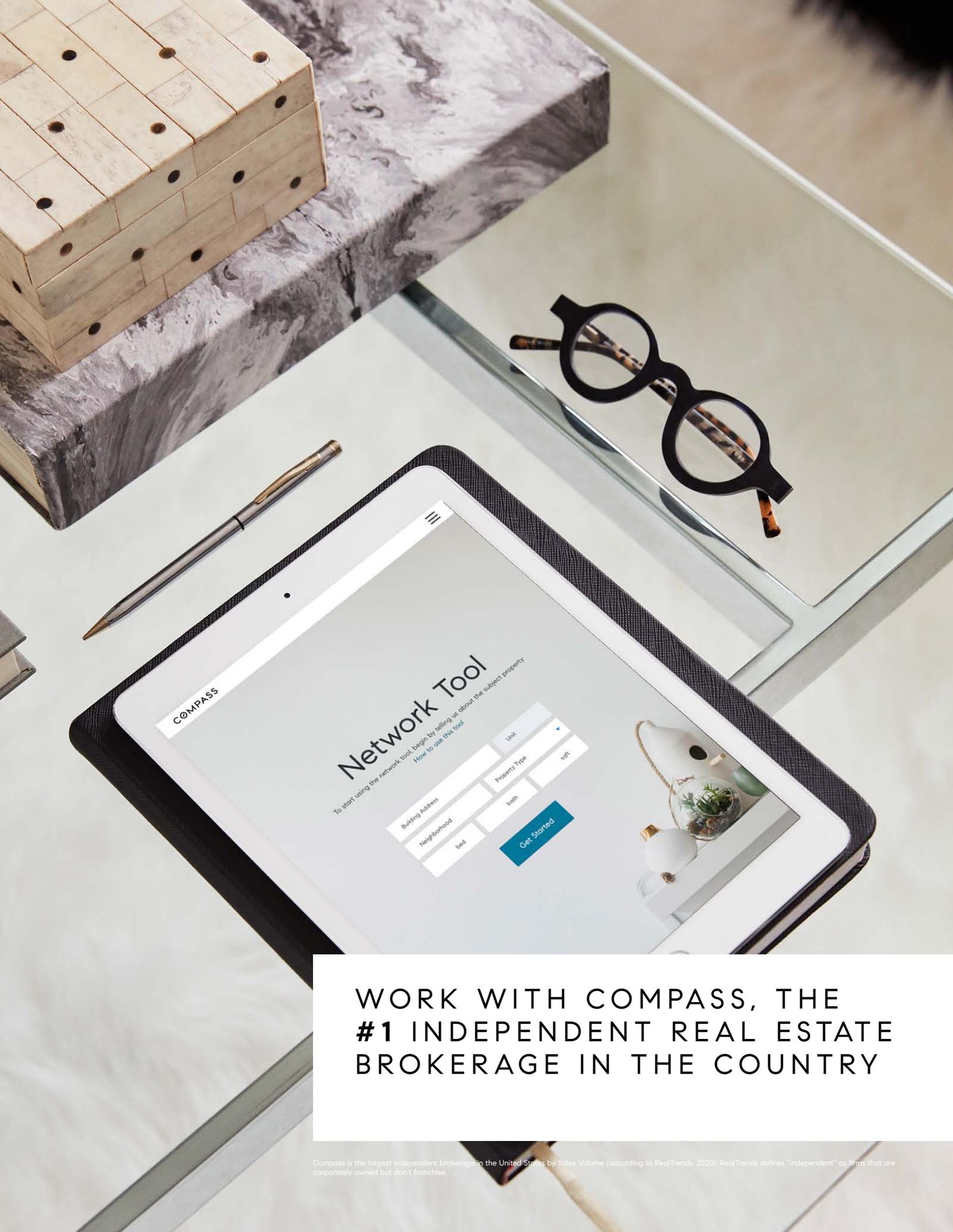
Top 20 Most Popular Places to Vacation in America | *Newsweek*

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





# WORK WITH COMPASS, THE #1 INDEPENDENT REAL ESTATE BROKERAGE IN THE COUNTRY

Compass is the largest independent brokerage in the United States by Sales Volume (according to RealTrends, 2020). RealTrends defines "independent" as firms that are corporately owned but don't franchise.

# THE COMPASS ADVANTAGE

Founded in 2012, Compass pairs best-in-class agents with cutting-edge technology and unparalleled marketing. Our innovative approach has secured over \$1.5 billion in capital from the world’s most prominent investors, allowing for the development of tools and recruitment of talent to build a once-in-a-generation company. With the solutions’ driven mindset of a startup and the sophistication of a luxury brand, Compass is the future of real estate.

At Compass, our mission is to help everyone find their place in the world. Compass agents are not just agents. They’re guides who facilitate a smooth and stress-free home buying or selling experience, from the first phone call to the final signature and well beyond. Compass is taking real estate into a new dimension, combining business professionalism with lifestyle expertise to assist clients in all of the many details and tasks that go into moving out of a home, relocating to a new area, and moving into a new home.

**\$152B+**

2020 Gross Transaction Value\*

**300+**

Offices

**25K+**

Agents\*\*

**\$1.46B+**

Invested in Technology



\*Gross Transaction Value is the sum of all closing sale prices for homes transacted by agents on the Compass platform. We include the value of a single transaction twice when our agents serve both the home buyer and home seller in the transaction. This metric excludes rental transactions. \*\*Agents are defined as all licensed agents on the Compass platform as of December 2021.

## RELOCATION SIMPLIFIED

### Your Home. Our Mission.

Relocating a business or family to a new area comes with unique challenges. When starting a new chapter in a new city, the expertise of a real estate professional matters. But not just any realtor will do, because relocating involves far more than a simple home purchase or sale. That's why Compass aims to simplify the relocation process by pairing you with expert agents who know the market inside and out, agents who are committed to service, to covering every detail that goes into relocating.

Collaborative and connected, our agents enjoy direct access to the country's top properties and the 25,000+ brokers who represent them. And just as we leverage our national network, we're also keenly attuned to the nuances that make each local market unique.

From utilizing top-notch marketing tools in positioning a seller's listing to crafting innovative ways to get a buyer's offer accepted (even when there are multiple competing offers), Compass agents have an unmatched edge; invaluable in this market.

And from helping buyers relocate to Greater Nashville by recommending schools, salons, gyms, parks, and local amenities to helping sellers by guaranteeing they get the best offer possible, Compass has positioned itself as the top brokerage for navigating what is being called the most exciting moment in Nashville's growth.

We focus on relocation, so you can focus on your exciting next chapter, a chapter that starts with wheels down in Nashville. At Compass, our goal is to help you deftly navigate the crowded waters of today's market, ensuring a seamless transition to your new home city.



## OVERALL POPULATION + CLIMATE

GREATER NASHVILLE  
OVERALL POPULATION

2,104,069

and still growing!

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



### 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.



Sources: Healthcare Council Economic Impact Study, September 2018 and Nashville Area Chamber of Commerce Research Center, 2020

## ACCESSIBILITY, TRANSPORTATION + TRAVEL

With more than half of the U.S. population living within a 650-mile radius of Nashville, the city benefits from a highly centralized location, offering competitive advantages to businesses. Combine that with highly efficient and always-improving transportation avenues throughout the city and it's no wonder how Nashville became a hub of American commerce.

Nashville's accessible location and expansive modes of transportation built into the city's infrastructure allow manufacturing and logistics businesses to reach national and international locations with ease and affordability, further bolstering an already growing economy.

### KEY ASPECTS OF ACCESSIBILITY

- 75% of the U.S. Market is within a 2-hour flight
- The recently renovated and expanded Nashville International Airport (BNA) averages 576 daily flights by 15 carriers with more than 75 non-stop destinations
- 12 million people live within a 2.5-hour drive from Nashville
- Nashville is one of only six U.S. cities at the convergence of three major interstate highways: I-40, I-65, and I-24
- The Port of Nashville on the Cumberland River has a nine-foot navigation channel accessible to the Ohio River, Mississippi River, and the Gulf of Mexico

### NASHVILLE TRANSIT

- WeGo intercity bus system
- Music City Star suburban rail
- Nashville B-cycle bike-share system
- Rideshare and motorized scooter services



Source: Nashville Chamber of Commerce Regional Economic Development Guide 2020

## 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

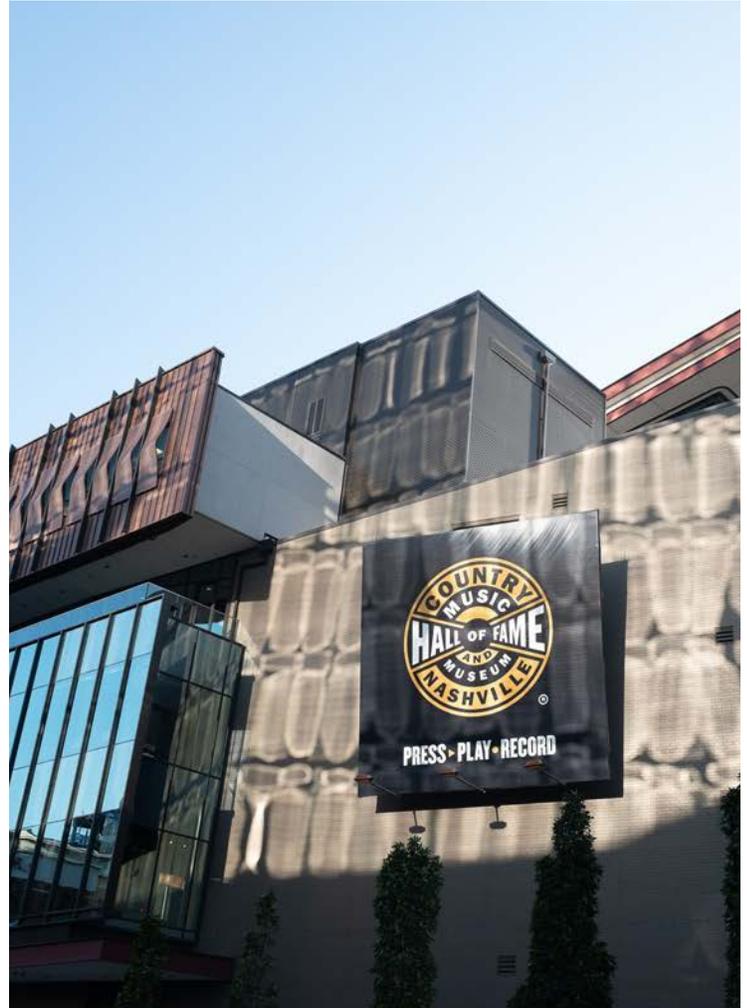
Vanderbilt University



## 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!

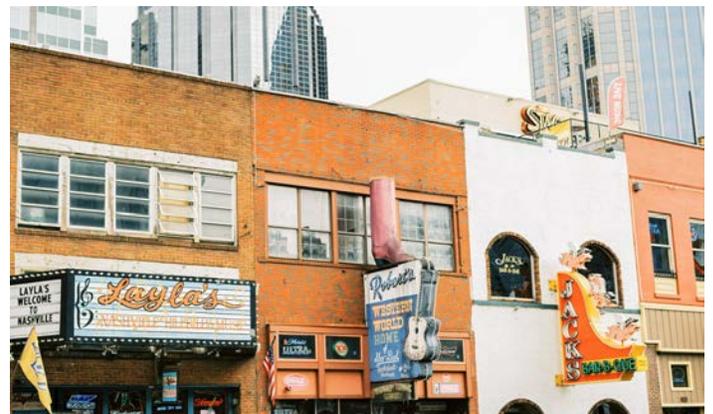
### MUSIC VENUES

- Ascend Amphitheater
- Cannery Ballroom
- City Winery
- EXIT/IN
- Grand Ole Opry
- Listening Room Cafe
- Marathon Music Works
- Mercy Lounge
- Ryman Auditorium
- Printers Alley
- 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 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

## 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



## 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

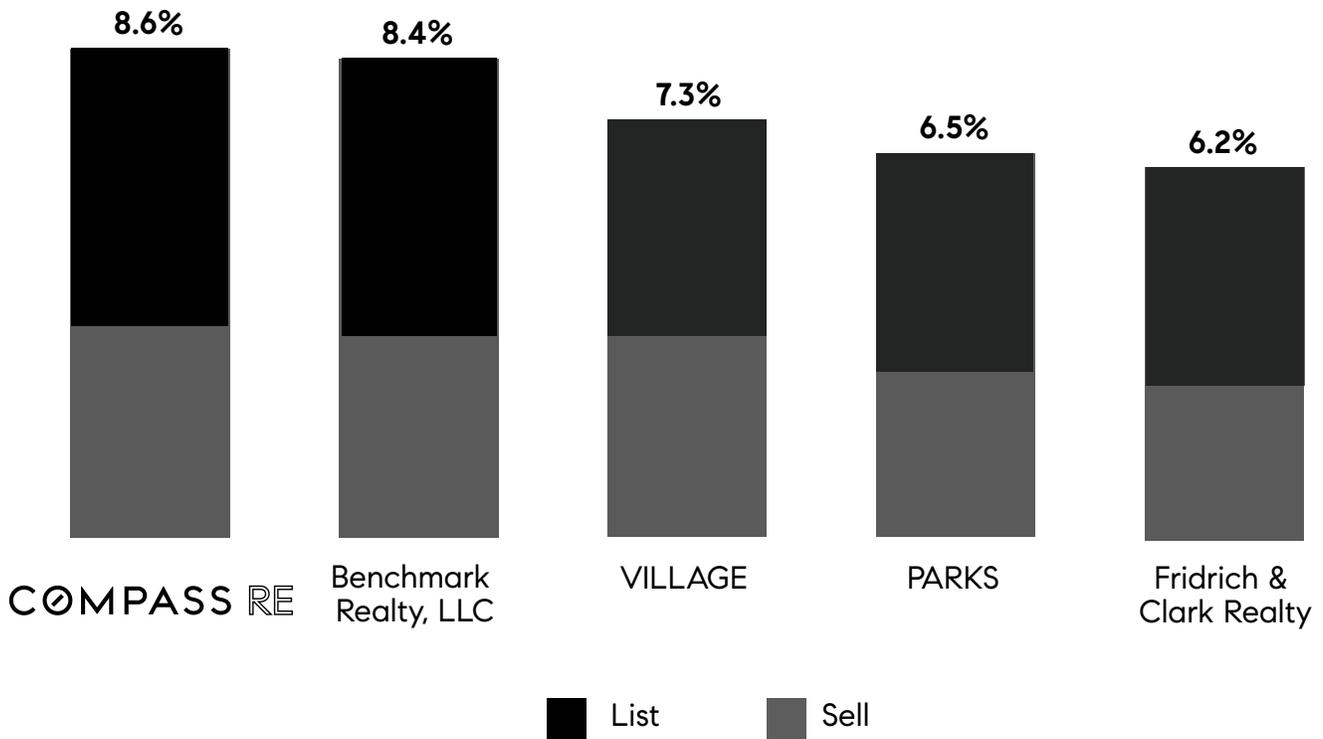
Jack Daniel's Music City Midnight:  
New Year's Eve in Nashville  
Gaylord Opryland's A Country Christmas  
Music City Bowl

Compass Nashville

#1

MARKET SHARE IN 2021  
IN DAVIDSON COUNTY

\$1.5B Total Volume



Source: BrokerMetrics market share report - Davidson Co

## OUR SUCCESS IN GREATER NASHVILLE

**\$5.4B+**

Sales Volume (2018-2021)

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**22%**

Increase in Listings Annually

---

**99%**

List-to-Sell Ratio

---

**55%**

Increase in Sales Annually

---

**21**

Average Days on Market

---

**#1**

Fastest growing brokerage in Sales Volume and Listings in Greater Nashville

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## AREAS WE COVER

Compass Nashville serves clients relocating into, around, and out of all of Middle Tennessee. Although we focus on Davidson County, Williamson County, and Rutherford County, our agents also serve the Greater Nashville area, having driven the two-lane country roads, explored the hiking trails and bike paths, and learned the intricate details of the housing markets in every Middle Tennessee county.



## 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.

Source: United States Census Bureau

## NEIGHBORHOODS

### EAST NASHVILLE *DAVIDSON COUNTY*

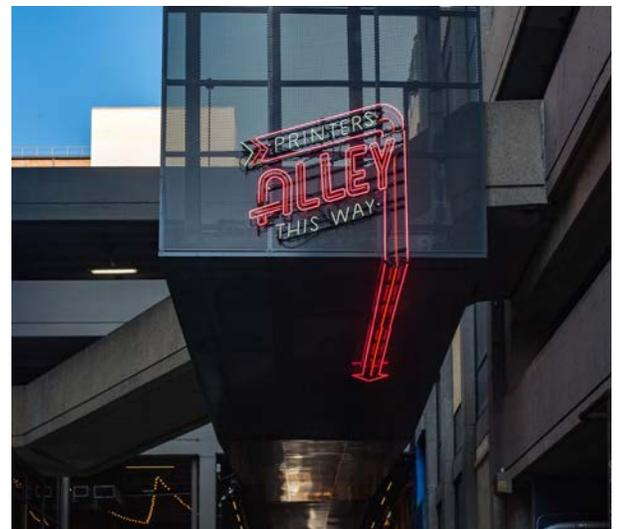
There aren't enough synonyms for "hip" to do East Nashville justice. One has to step into Nashville's bona fide "cool town" to understand why East Nashville earns 1st place for Middle Tennessee's most eclectic, artsy, thriving, historic, and chic neighborhood. Wonderful experiences abound on every corner,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

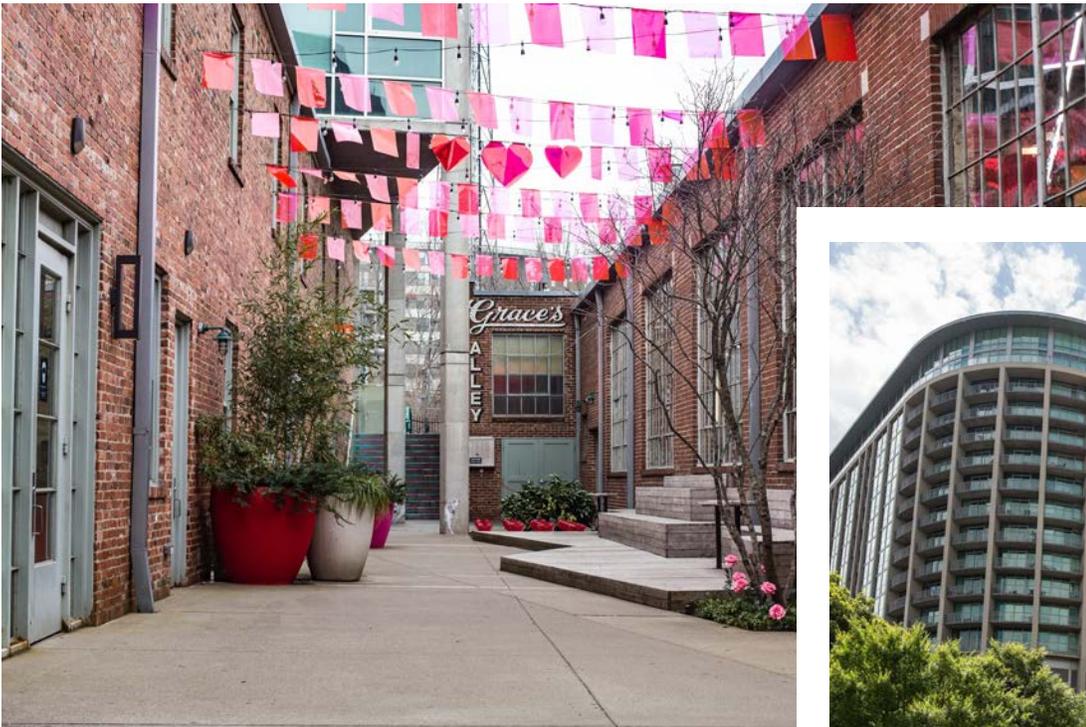
Incorporated into the City of Nashville in 1865, Germantown maintains its iconic history in its restored buildings, centennial houses, and verdant parks, all while embracing a charming, chic-modern appeal in its shops, restaurants, and recreational centers. Much like other Nashville neighborhoods, Germantown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

### 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.



## 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.

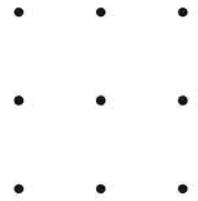
### GALLATIN *SUMNER COUNTY*

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 Troup). Today, Gallatin thrives with unique shopping boutiques, delicious dining options on every corner, family-friendly festivals year-round, and a memorable historic downtown square.





# Your Team: Caroline Keenan



# CK

CAROLINE KEENAN

Realtor® | TNLIC #347860  
M. 615.686.7320  
caroline@caroline-keenan.com  
www.caroline-keenan.com  
f @carolinekeenan\_realtor



Animal Enthusiast

## PROVEN PERFORMER OF EXCEEDING EXPECTATIONS

Caroline is committed to assisting you in every way possible and will provide you with the utmost service, care, and guidance. Caroline prides herself on providing the highest level of service and sets herself apart by her commitment to ensure a seamless process for her clients.



Taco & Margarita Lover

Caroline's clients are at ease knowing they have a dedicated advocate and are receiving the utmost service and the strongest branding and marketing in the industry. Having successfully negotiated home sales, Caroline is equipped to sell your home for the highest possible price in the least amount of time.



Titans & UT Fan

Prior to real estate, Caroline enjoyed a successful career as an Event and Marketing Director for iHeartMedia, which allows her to bring a fresh perspective on marketing, branding, and digital media to help sellers best position their real estate assets in today's dynamic market.



Event Goer

Her devotion to service and professional integrity has enabled her to build a strong referral business and trusted, long-lasting relationships with her clients, colleagues, professional network, and community.



Interior Design Junkie

Caroline is a graduate of University of Tennessee with a major in Advertising and focus on Marketing and Graphic Design. As a former Event Director, Caroline keeps her pulse on Nashville's vibrant event and music scene, and loves sharing beer, food & wine events with her clients. Caroline lives in West Nashville with her husband, who currently serves in the Military, and rescue pup, Colby.



Real Estate Professional



We hope this guide helps you get started in your process of learning about different neighborhoods, exciting things to do, and all the joys of living in Greater Nashville. No matter where your relocation story takes you, Compass will be here to help you with anything you need along the way.

We look forward to helping you make Nashville your next home!

# CK

CAROLINE KEENAN

📍 @carolinekeenan\_realtor  
☎ 615.686.7320  
🌐 [www.caroline-keenan.com](http://www.caroline-keenan.com)

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## OFFICE INFORMATION

**Green Hills Office**  
3990 Hillsboro Pike  
Suite 320  
Nashville, TN 37215

**The Gulch Office**  
1033 Demonbreun Street  
Suite 300  
Nashville, TN 37203

**Cool Springs Office**  
4031 Aspen Grove Drive  
Suite 400  
Franklin, TN 37067

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