

Here is Sharon's perspective on many of the various greater Nashville neighborhoods. But do recognize that your mileage may vary!

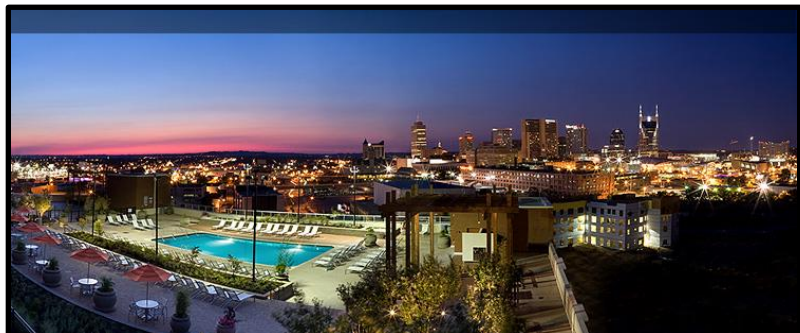
## 12<sup>th</sup> South



If, in the course of a single afternoon, you need a sparkly sequin-encrusted ballgown (or suit), a yoga lesson, a yummy cheeseburger *and* a hibiscus popsicle, 12<sup>th</sup> South is the neighborhood for you! All of these offerings (and tons more) can be found with a few blocks walk in 12<sup>th</sup> South. Because of the proximity to Belmont, Music Row, and Vanderbilt, 12<sup>th</sup> South homes are among the most popular residences in all of Nashville. Add to that the gorgeous Sevier Park with its weekly farmers markets and its new community center, and you have a neighborhood where everybody wants to live.

## Downtown /The Gulch

Living downtown means that you must embrace the all the happenings of Music City: not only the music, but also the pedestrian and vehicle traffic lured to the Bridgestone Arena, Music City Center, the Ryman, LP Field, and the 60+ bars and restaurants.



Enjoy neon lights, souvenir shops, people both on task and those who are simply wandering around, including tourists who may have imbibed a drink or two? If that kind of energy excites you, living downtown will be a dream. Downtown: Ambrose Lofts, Art Avenue Lofts, Bennie Dillon Bldg., Church Street Lofts, the Cumberland, Kress Lofts, Viridian.

The Gulch attracts young adults who wish to reside right in the heart of active Nashville. The Gulch is just a bit south of downtown Nashville but it has a seriously trendy vibe. There's plenty of shopping and entertainment, different, and non-run-of-the-mill dining options: 25+ bars and restaurants, a grocery store, a bike sharing spot, and workout places. The Gulch is the first neighborhood in the South to receive "LEED for Neighborhood Development" certification from the United States Green Building Council. Gulch: Laurel House, Mercury View Lofts, Pine Street Lofts, the Icon, Terrazzo, Velocity, Twelve Twelve.

## Belle Meade



Drive south on West End and turn left at the bronze horse statues. You'll be within a small, 3-square mile area that contains some of the priciest homes in all of Tennessee. Its 3,000 residents have a per capita income that's among the highest in the nation. Former residents include Al & Tipper Gore, Taylor Swift, and the former Postmaster General of the U.S. Belle Meade is part of Metropolitan Government, but they retain their own independent status, with their own Police Department and mayor. Enjoy

visiting the Belle Meade mansion there, Percy Warner Park, or the fabulous Cheekwood botanical gardens. And if you *live* in Belle Meade, we certainly encourage you to join the Belle Meade Country Club so you can enjoy their 18-hole golf course, which originally opened in 1901 and was completely redesigned in 2004.

## Vanderbilt/Belmont/Hillsboro

Middle Tennessee is home to 14 colleges and universities, but among the most famous are Vanderbilt and Belmont, located within a healthy walking distance of each other. Speaking of healthy, Vanderbilt's Medical Center, and its first-rate Monroe Carell Jr. Children's Hospital,



both sit at the top of the "We're Proud of Nashville" list. Belmont faces, and is steps away from, Music Row, and they are also known for having hosted the Presidential debates. With these two powerhouse institutions, you shouldn't be surprised to know that housing in the Vanderbilt/ Belmont/ Hillsboro Road area is scarce and pricey. If you don't mind getting a little further away, check out the Edgehill community that covers about four blocks bordered by Edgehill Avenue. Don't live in Nashville without regular visits to Pancake Pantry in Hillsboro Village. And you continue down 21<sup>st</sup>/Hillsboro Rd., you'll then enter Green Hills. These areas are Nashville at its best!

## East Nashville



Can you say eclectic? East Nashville is that, for sure. Cross the Cumberland River and within a few blocks of one another, you'll find 1930s homes that have been gentrified to sleek contemporary residences and other homes that are badly in need of some tender loving care and a new paint job. You'll find a slate of young musicians and songwriters in East Nash, and many others who couldn't possibly tell you what a "tweet" is. If you're looking for great food, there's a cool new restaurant or bar on virtually every corner – and next month, expect something new to pop up somewhere. East Nashville has limitless energy and a great sense of community. Ready to join the party? Let us know in advance,

because East Nash homes fly off the market!

## Germantown/Salemtown

Just north of downtown, residents of Germantown/Salemtown are understandably proud of their neighborhood features, including Farmers Market, the Bicentennial Mall, a direct line of sight to the Capitol, and the just-completed new Nashville Sounds baseball stadium. With most of the buildings and homes originally erected in the 1830s-1860s, by 1970 or so, many structures were condemned. Hence, over the past 15 years, Germantown has sprung back to life. It boasts a diverse collection of residents with lots of high-rise lofts, apartments, and condos. Werthan Lofts, for instance, used to be a bag factory. If you want tall, new, modern, trendy, consider Germantown. And there are plenty of niche restaurants to visit (Red Bicycle Coffee and Crepes, for one)!





## West End/Nashville West



The *piece de resistance* of West End is Centennial Park, and no visit to Nashville is complete without an afternoon spent there. Centennial Park is filled with dog walkers, Frisbee players, kite flyers, crafts fairs, and those who simply enjoy the fresh outdoors. There are places to live within walking distance to Centennial Park, but most folks will choose a place down Murphy Road, Charlotte Avenue, or White Bridge Road, three streets (with their off-shoots) that comprise a high percentage of Nashville dwellers. Keep headed out Charlotte and

you'll arrive at Nashville West, a recently-developed shopping mall that has just about anything you could ask for. Bobbie's Dairy Dip is a popular draw; it's down Charlotte Avenue.

## Crieve Hall

Located midway between I-24 and I-65, Crieve Hall offers a good location for virtually any commute. It also offers a prime opportunity for folks who want to find a perfectly functional home that they might choose to "flip." Many of the brick ranch homes in Crieve Hall were built in the 1950s and can be purchased for a moderate price. Then, with some design choices and a little modernization, you will have an impressive home that will command a higher sales price. This photo is of Crieve Hall Elementary School, which helps to identify the fact that this area is definitely family-friendly.



## Green Hills



Green Hills is one of Nashville's crown jewels; it's certainly one of the most attractive and prestigious places to live in/around Nashville. There's the Green Hills Mall with an excellent cinema, desirable shops including Nordstrom, Kate Spade, Macy's, Tiffany's, and the Container Store, and the only Cheesecake Factory in town. There's Parnassus Books, best-ever Chinatown, Trader Joe's, and the yoga studio that

Nicole Kidman visits. A half mile away, find the Hill Center, with Whole Foods (and the Parks office. Those windows above the Whole Body sign? That's our office). And in Green Hills, you'll find the famous Bluebird Café. Green Hills has its own post office, a great public library, and important construction is always occurring here. More important than all these "non-residential" features, there are many stately and classy places to live. There are lots of reasons to choose the Green Hills neighborhood for your home; let us help you find the right place.

## Sylvan Park / The Nations

If you find yourself in a neighborhood where the majority of the streets are named after states (Indiana, Pennsylvania, Colorado, Nebraska, Utah – you get the idea), you'll be in The Nations. When these homes were built in the 1920s, 1930s, and after WW2, city planners thought state names might make buyers a little more comfortable, feel a little "homier." We guess it worked, because these neighbors have a great community spirit. It's no wonder, really: there's a wonderful park and several easy-going restaurants where everybody knows your name—and if they don't, you'll feel welcome anyway. Play some golf at McCabe Park, then stop in for a beer and a dog at McCabe Pub.



## Hendersonville / Gallatin / Sumner County



If you're a water baby – think fishing, skiing, or relaxing in a boat on a fine lake – you're going to put Hendersonville on your short list. It has 26 miles of shoreline on Old Hickory Lake and yet it's less than 20 miles from downtown Nashville. There's no wonder why Hendersonville is growing by leaps and bounds: over a billion dollars of new construction projects are underway to keep pace with

the demand. Indian Lake Village, a planned community within Hendersonville, is simply a treasure trove of all the things you need (including electric car charging stations). Gallatin, a few miles further east, offers a bit more elbow room with their homes and boast of several industries within a short commuting distance. Gallatin is the county seat for Sumner County: home of beautiful land, great schools, and friendly neighbors. Newcomers to Nashville will find living in Sumner County very pleasant.

## Goodlettsville

Goodlettsville stretches among three counties (Davidson, Robertson, and Sumner), so there's a very broad area covered by the 37072 zip code. Folks who reside



as far north as Greenbrier, as far east as Moss-Wright Park off Caldwell Drive, all the way south to Madison and west to Joelton may sport a Goodlettsville address. And it's certainly a "good" – make that *great* -- place to live. There's the popular Rivergate Mall, excellent industries (including Dollar General), home choices on ¼ to 400 acres, a low crime rate, and lots of antique shops. A rich history and modern conveniences: that's Goodlettsville – and it's where Sharon lives.



## **Mt. Juliet / Wilson County**



Are you one of those who had a Blackberry™ before anybody else? Then you traded it in for an iPhone because you just knew in your heart that iPhones were the next big thing? Then you're the right person for Mt. Juliet and Wilson County. For Nashville natives, Mt. Juliet was always "out there," a long drive indeed of some fifteen miles. But Mt. Juliet city planners were visionaries: they built the enormous Providence Marketplace and they brought the

Music City Star, a commuter train running to/from Nashville. To accommodate these visionaries, there are lots of beautiful new single family homes to fit any budget – and there's still space where you can get a home custom-built. We think those city planners knew that as Nashville expanded, Mt. Juliet would grow accordingly. They were right: Mt. Juliet experienced a 91% jump in population from 2000 to 2010. If you like being on the cutting edge, Mt. Juliet is tailor-made for you. Plug in the commuter train times into your new Apple™ watch!

## **North and Northwest Nashville**

By our definition, North and Northwest Nashville means traveling up I-24 to the Bordeaux, Joelton, and Whites Creek areas. Two universities, Fisk and TSU, are big draws here. This area of town is rarely scrutinized by folks, and we just don't understand why. Whites Creek is home to probably the best nursery (Bates) in the entire city, and it also features Fontanel, where you can



find a zipline, a distillery, a good restaurant, a concert amphitheater, and a Southern Living model home. Richards, a Cajun restaurant, is ½ mile away. In Whites Creek and Joelton, you can easily get an acre of land with your \$250K price tag home, so if you need just a bit of elbow room, come explore this area. I think the best line to define North and Northwest Nashville is from an Alan Jackson song: we're "not as backward as we used to be..." Small town charm, small home prices, large lots. What's not to love?

## Bellevue



If we were to turn the clock back some 50 years, you'd find sprawling farms and cattle throughout what is now Bellevue. But you'll be hard pressed to even *think* of Bellevue's agricultural past (unless you're at Loveless Café, eating biscuits and homemade jelly). Now, Edwin Warner Park, the Harpeth River, and the

lovely drive on the Natchez Trace Parkway has motivated thousands of folks to call Bellevue home. It's a quick drive into Nashville and there are homes and lots of condos to fit every budget. Yes, Bellevue suffered a great deal in the May 2010 flood, but Nashville residents showed their strength and unity in rebuilding Bellevue so that it's even better now – and we'll have to wait another 495 years for a similar flood.

## Williamson County

This post has to be a little longer because *everybody* wants to live in Williamson County. First of all, it's the most affluent county not only in Tennessee but also it ranks in the top 25 wealthiest counties in the United States. Practically any national survey of Tennessee gets a boost because of abundant Franklin/Williamson County resources. No wonder: Williamson County is a creative county with an abundance of entrepreneurs, a highly educated workforce, and probably the best schools in the state. There are at least seven distinct "major" neighborhoods in Williamson County, listed here from west to east: Fairview, Thompson's Station, Spring Hill on the southern border of the county, centrally located Franklin,



Brentwood on the northern border, Arrington, and Nolensville. Each has its own charms, so let's choose just a word or two to describe each neighborhood. Fairview? Most affordable of the Wilco choices. Thompson's Station? Exclusive and private, and rapidly gaining in popularity. Spring Hill? Home to Nissan, so lots of diversity and variety there and a housing boom. Franklin? Heartbeat of Wilco; lots of opportunity. Brentwood? It's divided into even smaller neighborhoods, which makes you'll certainly make friends with all your neighbors! Arrington? Farmland is still available, so great for equestrian lovers. Nolensville? Perfect blend of quaint and modern—and you must visit Nolensville Feed Mill.



## Murfreesboro / Rutherford County

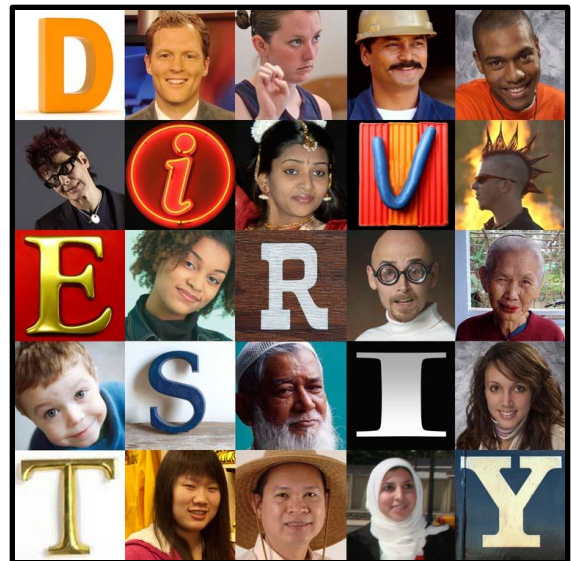


Murfreesboro and Rutherford County is largely defined by its past impressive Civil War history (Stones River) and its present day Middle Tennessee State University. MTSU is the largest undergraduate school in Tennessee with ~26,000 students, so you can probably tell that this place rocks! If you have any ideas about buying investment properties, you can't go wrong in Rutherford County; do try to pick a

home or condo that's within a short commute to the MTSU campus. And be prepared to act fast: we have seen homes listed one day and sold the next. Rutherford County is hot, hot, hot! Plan to cool off with some coconut ice cream from Noodle House Thai restaurant in LaVergne! Rutherford County is economically vibrant and you'll find whatever it is you need here, even if your wish is to purchase an entire apartment complex or a 45-acre farm complete with cows.

## Southeast Nashville (Antioch; Hickory Hollow)

If you're a first-time homebuyer, you'll be pleasantly surprised at how much home you can get in the Antioch and Hickory Hollow areas. Besides lots of well-known restaurant and shopping opportunities, the Hickory Hollow neighborhood features the Global Mall at the Crossings with clothing and shoe stores, and an international selection of choices, including Asian, African, Latin, and Middle Eastern wares. And with a new community center, a branch library, a Nashville State Community College campus, a Carmike 8 movie theatre, and a practice area for the Nashville Predators, the entire area is under major revitalization efforts. The Antioch area offers lots to do and lots of excellent opportunities to locate a beautiful home, and to try a new international food. Get to know your neighbors and create a friendly block party atmosphere!



Let me know if I've missed *your* neighborhood!