

Feels Like *Home*

NASHVILLE RELOCATION GUIDE



THE
ERIN
KRUEGER
TEAM

COMPASS RE



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The best reason to live here
is the life here.





Introduction

WELCOME!

**If you're here, then you are at the
beginning of your relocation journey!**

My name is Erin, and I am the Team Lead of The Erin Krueger Team at Compass. I began my professional career in advertising and marketing, negotiating licensing contracts with New York City-based companies. It's that executive level experience that made my transition to the real estate industry a seamless one. I have been in the industry 18 years now, throughout that time our team has been nationally recognized and ranked as one of the top 3 teams in the US for most homes sold and sales volume. Together we help hundreds of clients relocate from all over the country each year! Here you will find the ultimate guide to Nashville's communities and why Music City should be your next home! Within these pages, you'll find a comprehensive breakdown of each neighborhood, as well as the type of housing in the area, the social scene you will find, things to do, utility information and more about our team. Let us show you why so many people are moving to the Middle TN area. Whether it's city life or wide open spaces, we are the team to help you find your own piece of Tennessee!

Erin Krueger



Why Nashville?

There has been a significant increase in people relocating to Tennessee in recent months. The appeal is no secret to us - we love living here, serving clients from here, and of course, helping those wanting to move here! No state income tax, lower property taxes, a prosperous economy, housing affordability and overall quality of life are just some of the reasons why Nashville is a hotspot for those looking to relocate.

Tennessee is one of nine unique states that do not have state income tax. This is a clear advantage when becoming a Tennessee resident because your income will only be taxed federally. This means you're able to keep more of your hard-earned money than you would have if you lived in other states.

Tennessee is ranked among the top 10 states for lowest property taxes according to Forbes. This is an obvious benefit for anyone considering buying a home in Tennessee. To put this into perspective, a home selling for \$600,000 in Franklin, Tennessee, an affluent suburb of Nashville, will have property taxes around \$3500 a year, meanwhile in other parts of the country a \$600,000 property could be taxed double or triple that.

Nashville is centrally located and serves as a crossroads of commerce for some of the United States' major hub cities including New York, Los Angeles, Chicago, Detroit, Boston, Atlanta and many others. Home to a large diversification of industries including entertainment, insurance,

healthcare, tourism and hospitality just to name a few, results in a booming economy for Nashville and Middle Tennessee. Nashville is home to many large corporations including HCA, Nissan, Smile Direct Club, and more recently, Amazon and AllianceBernstein. Housing in Tennessee is extremely reasonable and affordable in comparison to other parts of the country. The average home price in Greater Nashville in 2021 was \$337,000, which is significantly lower than home prices in other major cities. We also have an affordable luxury market, starting at \$1 million in the Nashville area.

The overall quality of life in Middle Tennessee is simply superb. You can find just about anything here!. Job opportunities are endless with large corporations moving in. Some of the best colleges in the country including Vanderbilt, Lipscomb and Belmont call Nashville home, as well as many other respected educational institutions. On top of opportunity, Tennessee is absolutely breathtaking. Endless parks, lakes, rivers and mountains fill the state and provide recreational activities such as hiking, boating, fishing and more. There is certainly no shortage of entertainment. Professional sports teams such as the Tennessee Titans, Nashville Predators, Nashville Sounds and Nashville Soccer Club attract fans from all over. We can't forget Nashville's renowned music scene. Known as the capital of country music, there is never a day without live music on Broadway or at the Ryman auditorium. Not to mention, the south is extremely friendly!



Rankings *and Recognition*

2021 FEATURES

- Smart Asset — #1 Best City for First-Time Homebuyers
- WSMV — #2 in the US for Fastest-Selling Homes
- *Nashville Business Journal* — #3 Hottest Housing Market in the Nation
- Business Wire: Global Best City Awards — Top 10 Cities for Cuisine
- *Travel + Leisure*: Home + World's Best — Top 15 Cities in the United States
- *Condé Nast Traveler*: Readers' Choice Awards — One of the Best Cities in the US

US NEWS AND WORLD REPORT

- #1 Best Place to Live in Tennessee
- #15 Best Place to Live in the Country
- #23 Best Place to Retire
- #25 Fastest-Growing Place
- #30 Best Place to Live

NASHVILLE'S FEATURED 2021 RANKINGS

- *Newsweek* — Top 20 Most Popular Places to Vacation in America
- *Travel + Leisure* — The 50 Best Places to Travel
- Independent (UK) — Top 5 Best US Destinations to Visit
- SportsPro — Only US city to rank in the the 'Top 7 International Sports Event Destinations to Watch
- Condé Nast Traveler — Top 10 Friendliest Cities in the U.S.
- NewsNation — #5 Most Fun City
- MoneyGeek — Top U.S. Cities for Job Seekers in 2021
- Thrillist — Great American Cities for Creatives
- SportsPro — Seven Sports Event Destinations to Watch
- Rover and Zillow — Top Emerging Dog-Friendly Cities for 2021
- The Telegraph (UK) — The World's Greatest Cities for Music Lovers

Business *Climate*

Nashville has become a hub for growing and evolving companies, welcoming an abundance of relocating individuals to the city. Nashville is now known to be one of the most prosperous cities in the South. Greater Nashville has become a hub for many economic sectors including tourism, music, entertainment, art, manufacturing, technology, corporate operations, supply chain management and healthcare. Nashville has an abundance of opportunity and room for growth for those wishing to find a job, relocate, promote, expand or find any amount of inspiration in whatever business climate that may be.

STATS

6.50%

Corporate Income Tax Rate

0%

Personal Income Tax Rate

0.25%

Franchise Tax

7% State

(2.25-2.75% local) Sales Tax Rate

RANKINGS

#1 for Long-Term Fiscal Responsibility —
US News and 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

ANNUAL

ECONOMIC IMPACT

\$69.7 Billion

Manufacturing

\$67 Billion

Health Care Management

\$20.5 Billion

Tourism and Hospitality

\$15.9 Billion

Music and Entertainment



Livability

Quality of life is hard to beat in a city like Nashville. Day-to-day life is full of opportunities, experiences and memories to be made.

Not only does this city offer an affordable cost of living, but the Nashville area also has a noticeably high per capita income. With all of this comes the opportunity for residents to have a more disposable income, resulting in an overall enjoyable and positive environment for all. It is with this disposable income that residents are able to experience the booming economy within Nashville. Whether that is by enjoying the newest restaurants, walking around the countless trails and lakes, or partaking in the many opportunities to experience live music, there is never a shortage of activities and entertainment in Music City.

Nashville hosts vibrant neighborhoods, colorful displays of art, beautiful land and endless ways to make each day one worth living.

Nashville is growing! There are, on average, 81 people moving to the Greater Nashville area a day creating a population of 2,104,069. This growing population has welcomed a variety of people from across the country and the world making Nashville an even more diverse and wonderful place to live.

Popular Attractions *and Annual Events*

JANUARY

- Jack Daniel's Music City Midnight: New Year's in Nashville
- Nashville Boat Show
- Nashville Originals Restaurant Week

FEBRUARY

- Nashville Wine Auction Pairings
- The Antiques and Garden Show of Nashville

MARCH

- Nashville Lawn and Garden Show

APRIL

- Nashville Fashion Week
- CMT Awards
- St. Jude Rock 'N' Roll Marathon

MAY

- Iroquois Steeplechase
- Tennessee Renaissance Festival

JUNE

- CMA Music Festival
- Bonnaroo Music and Arts Festival
- Ally 400 NASCAR Cup Series Race Weekend

JULY

- Let Freedom Sing! Music City July 4th
- Music City Hot Chicken Festival
- Music City Brewers Festival

AUGUST

- Tomato Art Festival

AUGUST - SEPTEMBER

- Live on the Green

SEPTEMBER

- ACM Awards
- Music City Food + Wine
- Tennessee State Fair
- Cheekwood Harvest

OCTOBER

- Boo at the Zoo
- Oktoberfest
- Nashville Film Festival
- Nashville International Auto Show

NOVEMBER

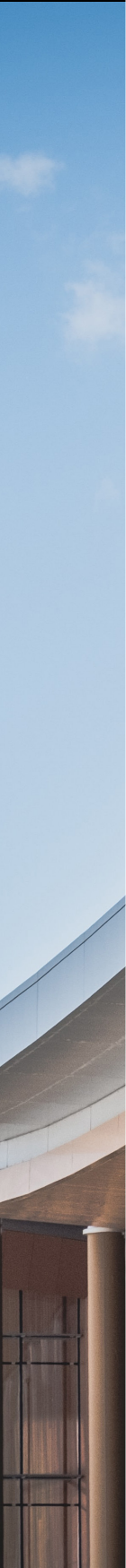
- Thanksgiving in Music City
- Christmas Village

NOVEMBER - JANUARY

- Opryland's A Country Christmas

DECEMBER

- Cheekwood Holiday LIGHTS!
- Deck the Hall at the Country Music Hall of Fame and Museum
- New Year's Eve in Nashville





ATTRACTIONS

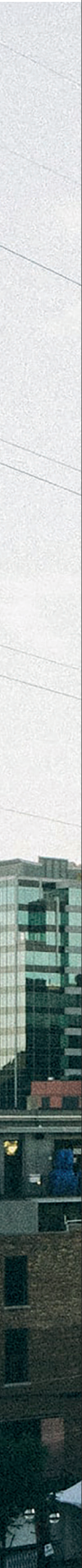
- Adventure Park
- Adventure Science Center
- Arrington Vineyards and Winery
- Assembly Food Hall
- Belmont Mansion
- Bridgestone Arena
- Cheekwood Estate and Gardens
- First Horizon Park
- Franklin Theatre
- Gaylord Opryland
- The Grand Ole Opry
- General Jackson Showboat
- Goo Goo Shop and Dessert Bar
- Nashville Ballet
- Nashville Symphony
- Nashville Zoo
- Nissan Stadium
- The Winery at Belle Meade
- Tennessee Performing Arts Center
- Ryman Auditorium
- Music City Center
- Country Music Hall of Fame and Museum

Transportation, Travel *and Accessibility*

Nashville's centralized location offers countless benefits for residents and businesses alike. With over 50% of the country's population living within a 650 mile radius, company's see this location as an opportunity to conveniently reach a large portion of the market. As more and more people move here, the city gains more vacationers, travelers, and more weekend awayers. Fortunately, our recently renovated and upgraded BNA Nashville International Airport offers efficient access to hundreds of locations.

In addition to providing easy access to the rest of the country, Nashville residents are able to utilize various forms of public transit within the city, in the form of the WeGo intercity bus system and the Music City Star suburban rail. Downtown rideshares, the bike share system and the electric scooters are also popular modes of local transportation.

Fun Fact: BNA is home to 14 airlines with more than 540 daily flights. Additionally, there are various nonstop flights provided to 75 cities, including Atlanta, Boston, Chicago, Dallas, Denver, London, Los Angeles, New York, Orlando, Philadelphia, Salt Lake City, San Francisco, Seattle, Toronto, and Washington D.C.

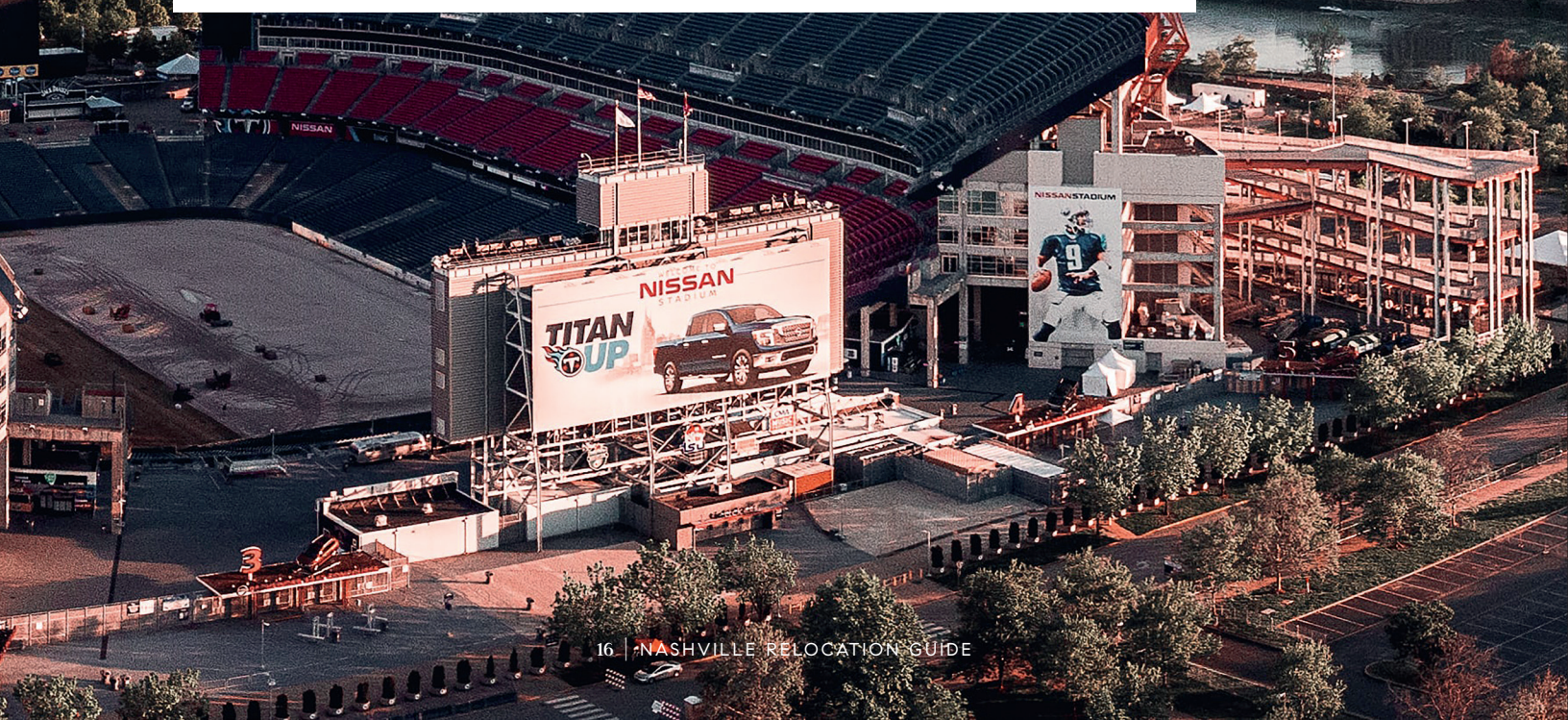




Welcome to *the Neighborhood*

Nashville is defined by its neighborhoods, each with its own distinct personality and character. No matter the season, something is always happening in Nashville. Experience everything from local farmer's markets to world-class dining, from gorgeous art galleries to endless outdoor activities. These communities are unique to Music City and we just know you're going to love them!

If you'd like to learn more about these areas, check out our video series, *This is My City!* In each episode, we show off a new neighborhood, highlighting local businesses, and checking out all that the area has to offer! Scan the QR code below to be directed to our YouTube channel.

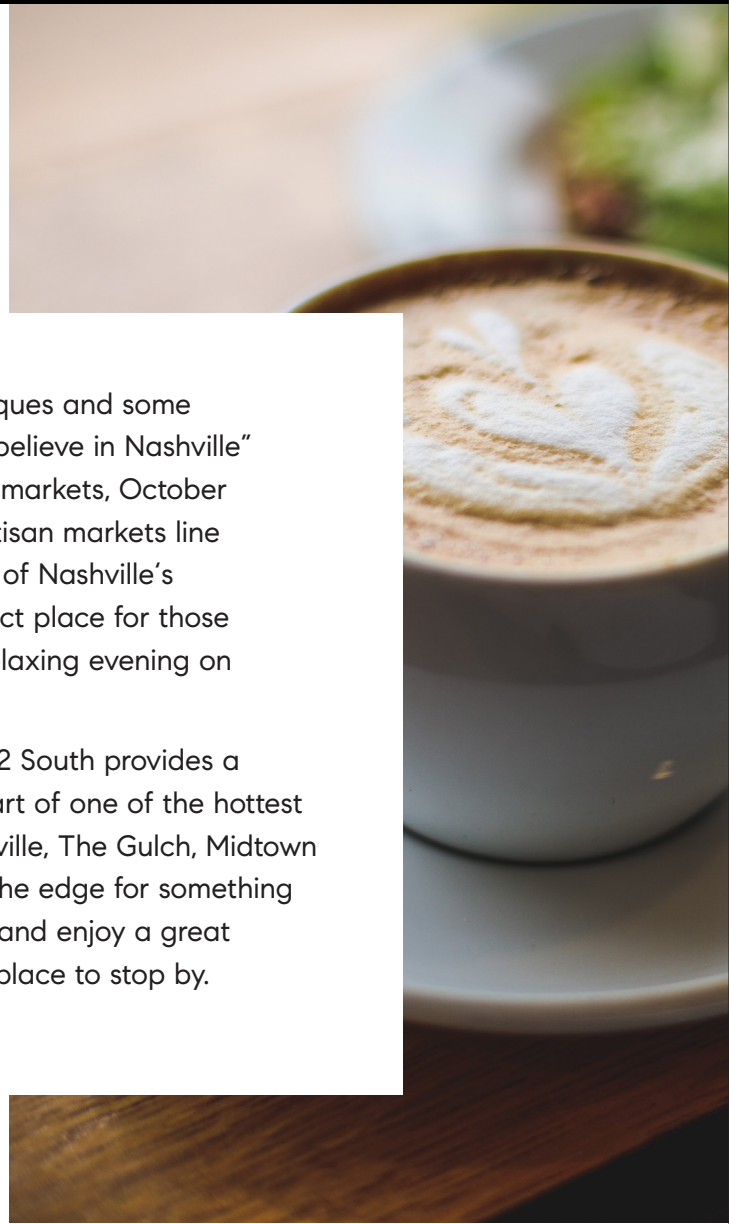


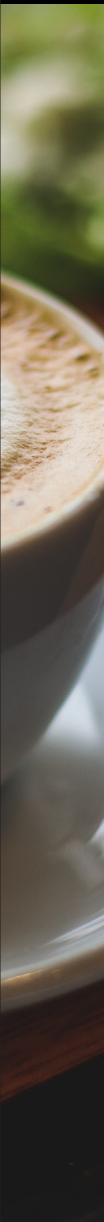


12 South

12 South is a walkable hotspot, home to bakeries, boutiques and some of the best dining options Nashville has to offer. The “I believe in Nashville” mural gathers tourists year — round. Weekday farmers markets, October pumpkin patches, December tree farms and Sunday artisan markets line 12 South’s sidewalks throughout the year. Hosting some of Nashville’s most charming and unique homes, 12 South is the perfect place for those looking for a morning stroll with a cup of coffee, or a relaxing evening on one of the many restaurant patios.

Unlike some of the surrounding urban neighborhoods, 12 South provides a great environment for those who are looking to be a part of one of the hottest areas in Nashville. Neighborhoods like Downtown Nashville, The Gulch, Midtown and Demonbreun are just a short ride away if you get the edge for something different. For those that are looking to slow down a bit and enjoy a great breakfast or coffee brew, the Frothy Monkey is a great place to stop by. They even allow BYOB with no corking fee!

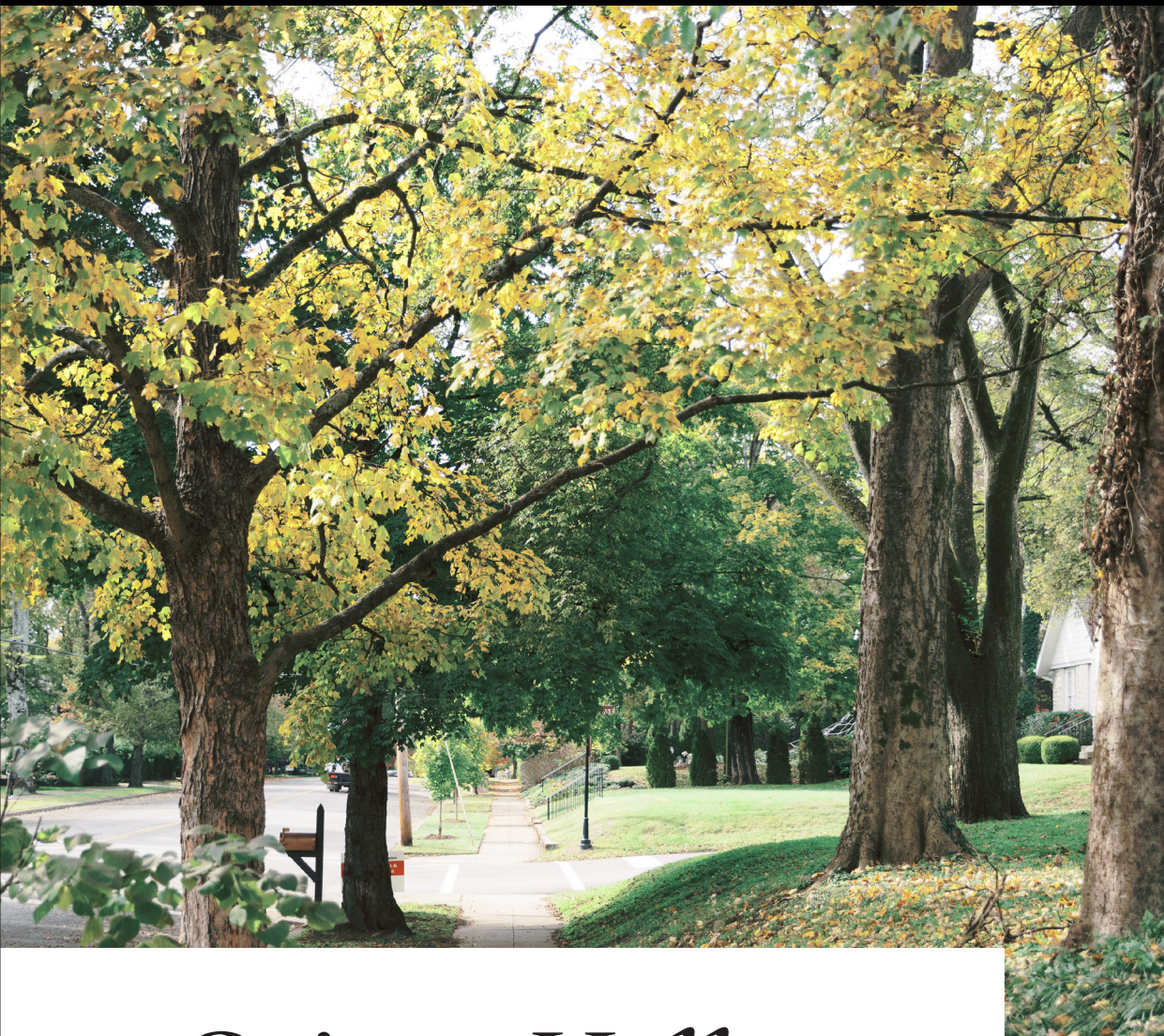




Belle Meade

Belle Meade is one of the more established neighborhoods in Nashville. Just south of downtown and Hillsboro — West End, the three square mile area highlights a beautiful neighborhood dotted with large historic homes, as well as a mixture of more modern homes. The homes in Belle Meade are some of the most luxurious homes you will find in Nashville. Rich history fills this neighborhood. The famous Belle Meade Plantation is a historic mansion turned museum that stretches over 30 acres and is home to years of Belle Meade history dating back to 1807. Belle Meade has one of the highest incomes per capita in the United States.





Crieve Hall

Crieve Hall, located about 15 minutes from south of downtown, is a neighborhood that is literally “steeped” in history. It was the home of Joel Cheek, the founder of Maxwell Coffee in the late 1800’s. The name “Crieve Hall” comes from the name given to the mansion that belonged to Joel Cheek’s daughter and her husband. The neighborhood we know today is land that had been subdivided in the 1950’s to make way for a residential neighborhood after the mansion went into foreclosure. Here you will find great ranch homes on nice size lots and you may even find an amazing mid-century modern gem. With great proximity to both downtown and Cool Springs, it’s the ideal location for those commuting to those areas.



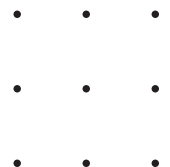
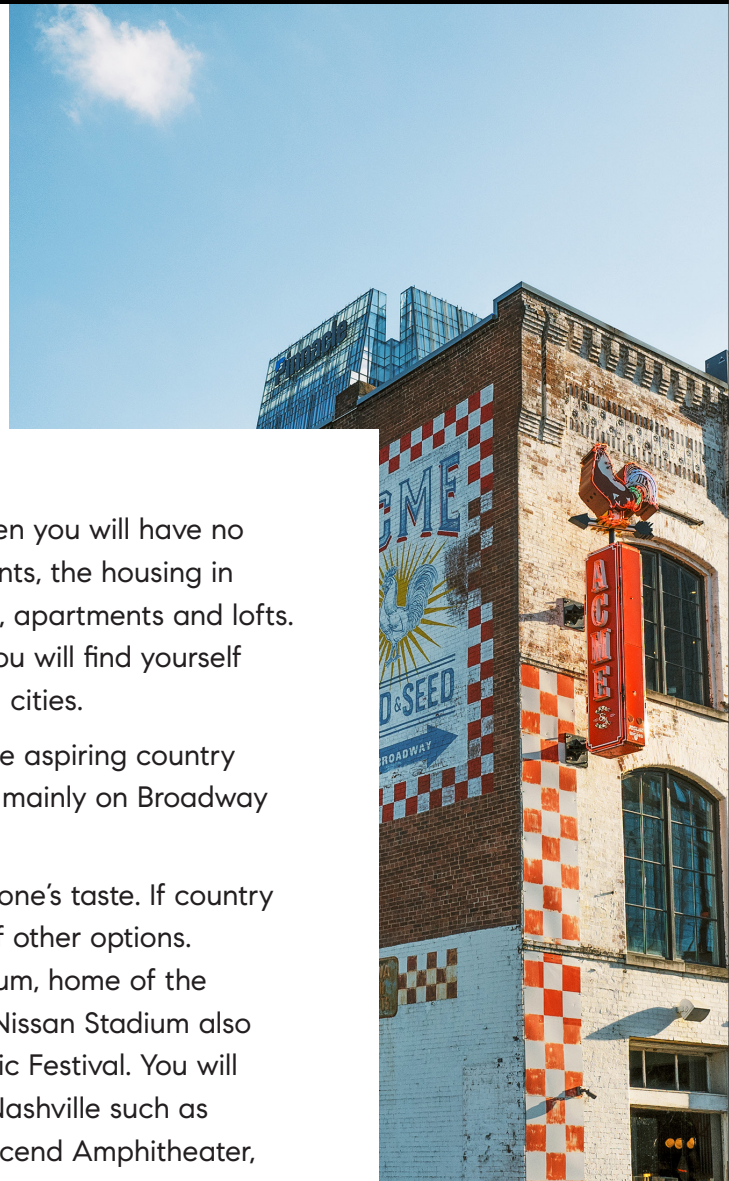
Downtown Nashville

If you are looking for a home in Downtown Nashville then you will have no shortage of activities to do. Like most urban environments, the housing in Downtown Nashville mainly consists of high rise condos, apartments and lofts. If you decide that this type of housing suits you, then you will find yourself immersed in one of the South's most exciting downtown cities.

Downtown Nashville is home to the "honky tonks," where aspiring country musicians play every day. You'll find most of this action mainly on Broadway and 2nd Avenue.

Like a live jukebox, Downtown Nashville caters to everyone's taste. If country music is not your scene, then you will still have plenty of other options. Downtown Nashville is where you can find Nissan Stadium, home of the Tennessee Titans. Beyond hosting thrilling NFL games, Nissan Stadium also hosts many other exciting events such as the CMA Music Festival. You will also find many other well-known venues in Downtown Nashville such as Bridgestone Arena, home of the Nashville Predators, Ascend Amphitheater, The Ryman Auditorium and Riverfront Park, where all genres of live music can be heard.

If you choose to live in Downtown Nashville, other trendy areas such as the Gulch, Midtown and Demonbreun are within walking distance.





Brentwood

The beautiful city of Brentwood is located just 10 miles south of downtown Nashville. This area is known for its ranch style homes and celebrities that call the neighborhood their home. Brentwood is also home to one of the most pristine golf clubs, the Governors Club. The average price of a home for sale in Brentwood is around \$1.14 million. The highly rated schools are a major draw for the area along with shopping, parks and great restaurants. The amazing location and sense of community is why Brentwood is continually one of the most desirable places just minutes from Nashville.





The Gulch

The Gulch is an energetic and trendy downtown neighborhood frequented by locals and tourists alike. It is in this neighborhood that high-rise condos and luxury apartments are surrounded by some of Nashville's best dining and shopping. Many professionals call this part of the city their home, where they can enjoy favorite establishments such as Kayne Prime, Sambuca, and Saint Anejo. A day doesn't go by in the Gulch where there isn't a line at the famous "WhatLiftsYou" Wings mural or Biscuit Love Cafe. Happy hour atop the Thompson Hotel at L.A. Jackson is where you can cheers a delicious cocktail while overlooking the stunning Nashville skyline is always a great time. The Erin Krueger Team calls the Gulch home being that this is where our office is located!



East Nashville

East Nashville is one of the most unique neighborhoods in Nashville. Located just a few minutes from downtown across the Cumberland River, East Nashville is home to one-of-a-kind dining, shopping and entertainment destinations. East Nashville is a community of residents that take pride in their home. Young adults, artists, musicians, families and those who love parks, shopping and amazing restaurants call East Nashville home. Local favorites include Barista Parlour Coffee Shop, Butcher & Bee, and The Pharmacy Burger Parlor & Beer Garden.





Forest Hills

Forest Hills is a neighborhood in Nashville that is tucked between Radnor Lake State Park and Percy Warner Park, which are two of the most beautiful outdoor sites Music City has to offer. It is an unincorporated city within Nashville that has maintained its own identity since 1957.

The average sales price for homes in Forest Hills is \$894,000 but sales prices can also reach well into the high millions. If you are looking for apartment or condo options, you will need to check out other nearby areas, due to the fact that high density housing is not allowed in this neighborhood, as is the case with Oak Hill.

The city of Forest Hills is almost completely residential with almost no commercial development. Luckily, Forest Hills is an excellent location and residents can take advantage of all the restaurants and venues that nearby Green Hills and Bell Meade have to offer. Just 15 minutes south of Downtown Nashville, Forest Hills proves to be an excellent option for families who are looking for an established neighborhood that provides the best of both worlds when it comes to city and suburban living.





Franklin

Just 20 minutes south of Downtown Nashville is the sought-after city of Franklin. Franklin is true southern living at its finest. Here you will find long-time locals, or unicorns as they're called, as well as many residents that are new to the area. Franklin is known for its scenic downtown Square and its rich history. Many tourists even venture downtown to dine at famous restaurants such as Puckett's Grocery and shop at unique boutiques along Main street. The Factory at Franklin is also a popular stop among tourists and locals. Franklin is the perfect place to call home for anyone who wants wide open spaces, a bit of history and the southern down-home feel.



Germantown

The Germantown neighborhood in Nashville is experiencing a nice revitalization, bringing back pride to an area that was once in decline. The average home in Germantown costs around \$456,000, with condos and townhouses averaging close to this price point as well. Germantown is an affordable option for many who want to be as close to Downtown Nashville as possible, without breaking the bank. There are however, higher end home options available as well.

The scene in Germantown is a little more subdued than some of the surrounding areas, but they are home to popular eateries such as 5th & Taylor, Butchertown Hall, and City House. Along with all of this, the Nashville Farmers Market is within walking distance and is definitely worth checking out for all the foodies out there.

One of the most beautiful places to visit in Nashville is the Bicentennial Capitol Mall State Park located right next to Germantown. This park is an excellent place to spend the weekend and enjoy beautiful greenery while taking in all of Tennessee's state history. As you might expect with a name like Germantown, the neighborhood plays host to the annual Nashville Oktoberfest with live music, authentic German food and, of course, plenty of beverages. Germantown is a great place to be and enjoy so many of the parts Nashville is known for.





Midtown

Midtown is a popular hangout for locals and tourists. From the high-rise apartment rooftops you can overlook Nashville's bucket list eateries and nightlife. Famous hangouts such as Losers, Winners, and Tin Roof are packed during all nights of the week. Tavern is the perfect destination for a date night, girls night or Sunday brunch. You can also enjoy one of the best ice cream sandwiches the city has to offer at The Baked Bear or share a delicious cocktail at The Patterson House. One of the best things about Midtown is the close proximity to all other hotspots in Nashville. Here you are minutes from just about everywhere — Broadway, The Gulch, Edgehill, Hillsboro Village and more!





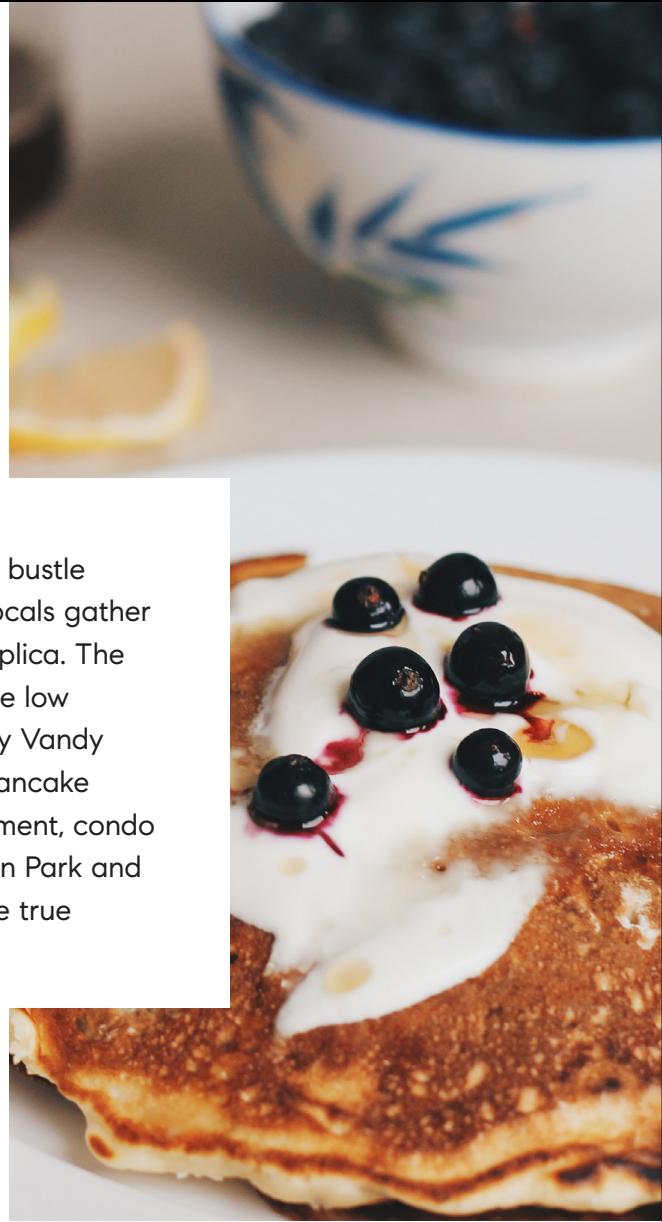
Green Hills

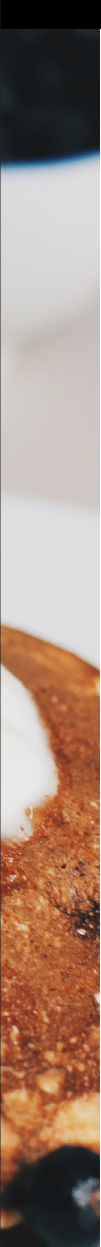
Green Hills is an affluent neighborhood located just 15 minutes from the heart of downtown. Luxury homes mixed with large historic homes fill the neighborhood. Known for its designer shopping scene, upscale restaurants and famous Bluebird Café, Greenhills is the perfect mix of suburb and city.



Hillsboro / West End

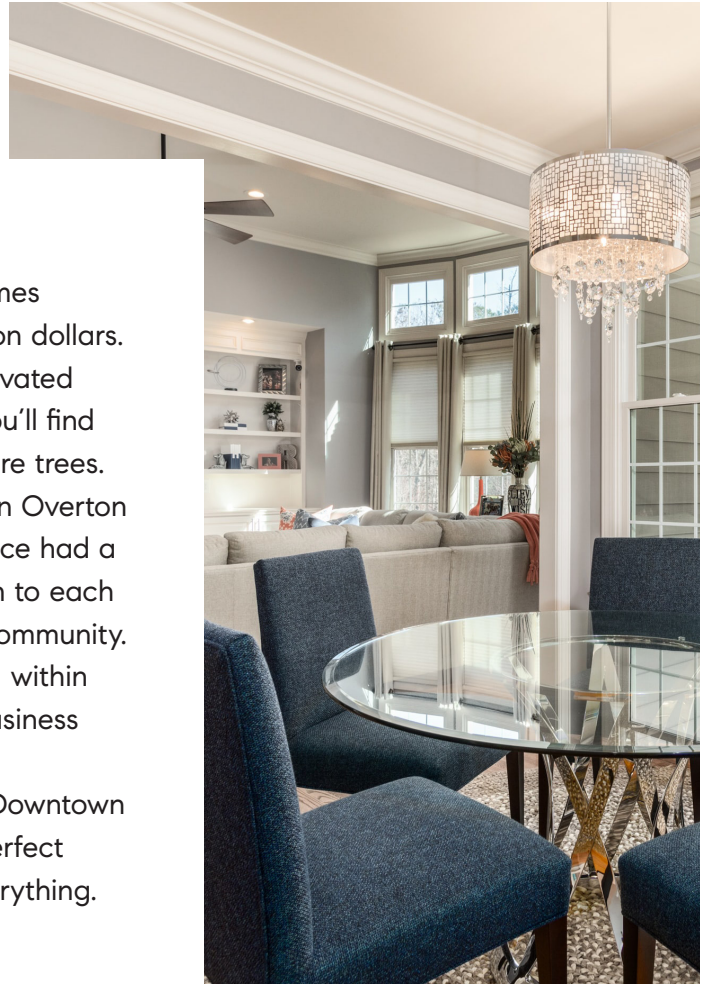
Hillsboro/West End is right in the center of all the hustle and bustle of downtown. West End is home to Centennial Park, where locals gather for afternoon runs and tourists visit the famous Parthenon replica. The average sales price for homes in West End is right around the low to mid \$600s. Hillsboro Village is a trendy area frequented by Vandy students but also tourists year-round in line at the popular Pancake Pantry and lips mural. West End/Hillsboro offers many apartment, condo and housing options. Nearby to other hotspots such as Sylvan Park and Midtown, this is the perfect location for someone wanting the true city experience.





Oak Hill

Oak Hill is surrounded by Green Hills, Brentwood and Crieve Hall. Oak Hill contains about 1800 homes and the average home price is just over one million dollars. Here you will find a mix of new construction, renovated homes and those that still hold original design. You'll find estates and large lots in this area as well as mature trees. The area is rooted in history thanks to Judge John Overton (President Andrew Jackson's law partner) who once had a horse breeding farm. A sense of grandeur is given to each and every home, but there's still a true sense of community. The rolling hills of Tennessee are well pronounced within these neighborhoods, and while close to many business districts, Forest Hills and Oak Hill remain virtually all residential. With just a short distance to both Downtown Nashville, Green Hills, and Cool Springs, it's the perfect location to have close proximity to just about everything.





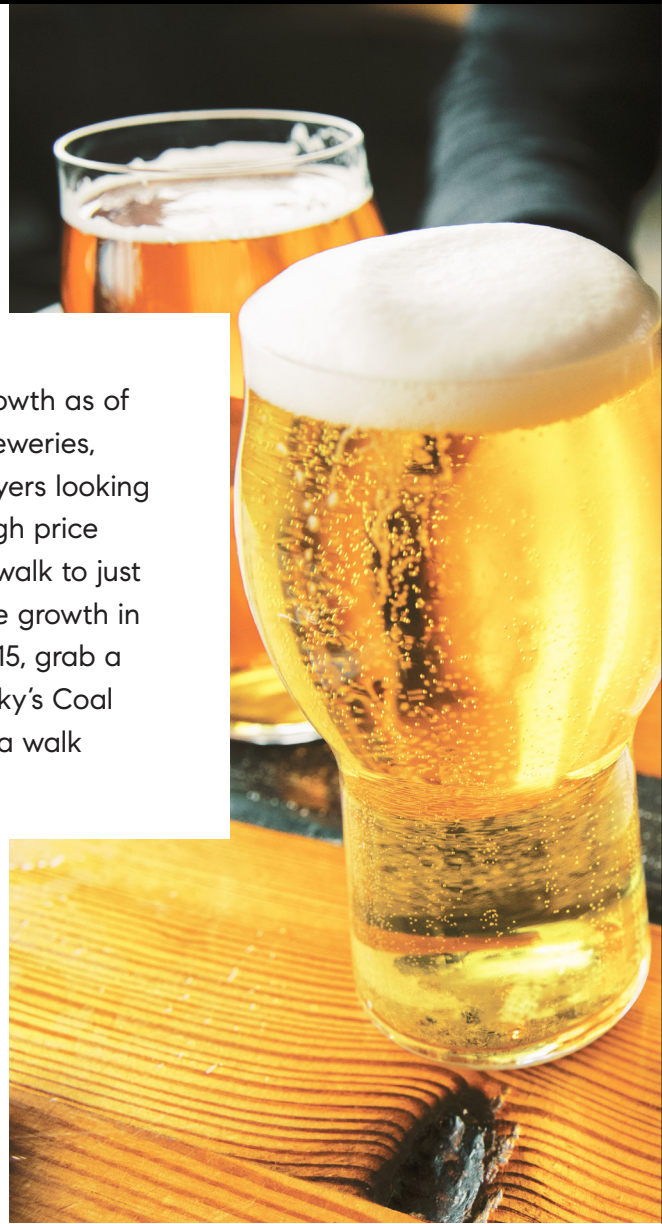
Murfreesboro

Murfreesboro is the county seat of Rutherford County, located approximately 35 miles southeast of downtown Nashville. Recently ranked in the top 20 places to live in the United States by Money Magazine, Murfreesboro continues to experience rapid business and residential growth. Home to Middle Tennessee State University, Murfreesboro is one of the most highly desired places to live in Middle Tennessee. Here you can find farms, starter subdivisions, and gated communities. You can enjoy great parks, historical sites and outdoor shopping at The Avenue or go to historic downtown Murfreesboro to check out cute shops and tasty restaurants. The down-home feel and sense of community is strong here.



The Nations

The Nations is an area of Nashville that has seen a lot of growth as of recently. Here you will find a little bit of everything: parks, breweries, boutiques, restaurants and photo — worthy murals. Homebuyers looking for modern or affordable homes near the city without the high price tag should consider the Nations. The Nation's residents can walk to just about any hot spot in the area and can look forward to more growth in the coming years. Stock up on your Nash merch at Project 615, grab a cold one at Fat Bottom Brewery, enjoy a slice of pizza at Nicky's Coal Fired, play a game of bocce ball at Coco's Italian Market or a walk around West Park — there's something for everyone.





West Meade

West Meade is situated just north of the prestigious Belle Meade neighborhood. This makes it an attractive option for families who enjoy the Belle Meade area, but don't necessarily want the price tag associated with it. The area seems to be comprised of mostly families and young professionals. Many of the homes in West Meade are older, but have been renovated for a newer generation that is beginning to call this part of town home.

Just minutes away from Downtown Nashville, Green Hills, Sylvan Park and Hillsboro Village, residents of West Meade are still able to enjoy the great entertainment and restaurants these popular areas have to offer.

West Meade features some local food favorites such as 360 Bistro, Bruegger's Bagel Bakery and Coco's West Italian Restaurant. West Meade is also a great place to get outside and enjoy all that Nashville nature has to offer. Enjoy areas such as Percy Warner Park, Belle Meade Country Club and Hillwood Country Club.





College Grove

Predominantly rural, College Grove is an unincorporated community near Franklin in Williamson County. Once a thriving farming community, rapid growth now blends the old with the new. You can still enjoy line dancing and live music every Friday night at the College Grove Community Center, where locals have been coming for over 20 years. In recent years, luxurious communities have been developed and highly rated golf courses offer an upscale lifestyle with a laid back feel. The great thing about College Grove is the variety. You can buy a \$400,000 home or a \$4 million dollar estate. Be sure to stop by Hatcher Family Dairy to get a local sampling of the great products they have to offer - their chocolate milk is a team favorite!

Sylvan Park

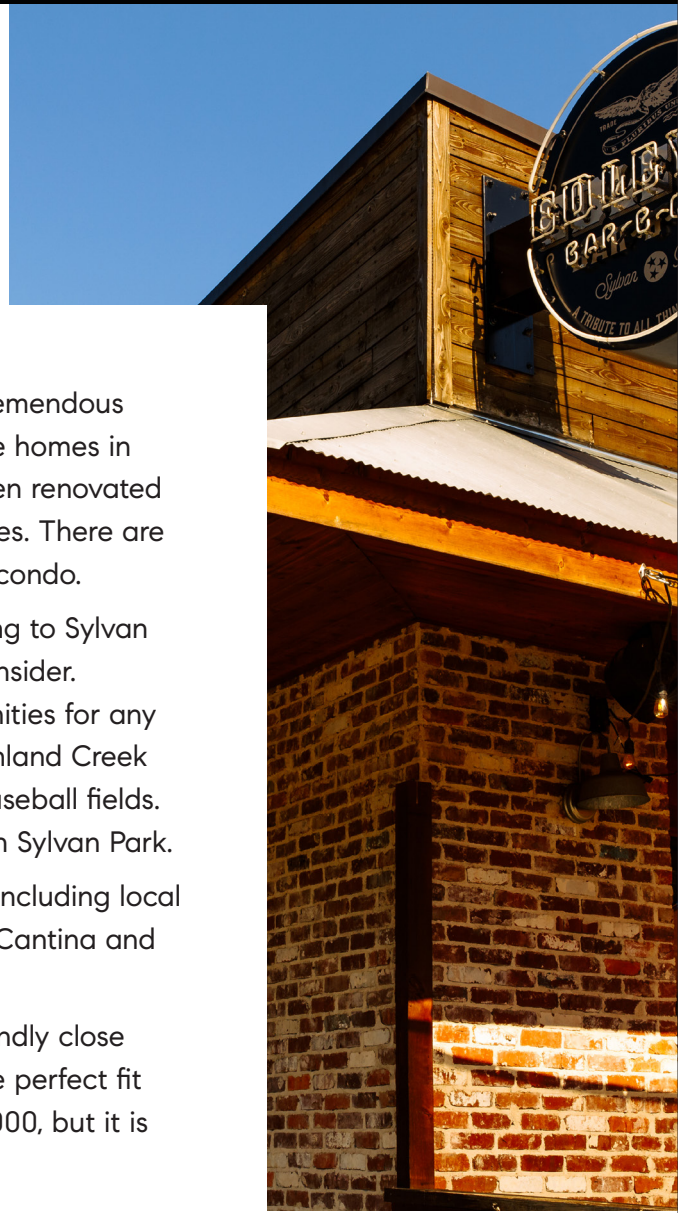
Sylvan Park is a neighborhood in Nashville that is seeing tremendous growth and revitalization in the housing market. Most of the homes in Sylvan Park are older detached homes that have either been renovated or torn down and replaced with beautiful new custom homes. There are limited options here if you are looking for an apartment or condo.

If you enjoy an active lifestyle and you are looking at moving to Sylvan Park, then this is definitely one of the areas you need to consider.

McCabe Park backs up to the neighborhood and has amenities for any outdoor enthusiast. It includes a 27 — hole golf course, Richland Creek Greenway (a two mile trail), a recreation center and two baseball fields. Climb Nashville, an indoor climbing facility, is also located in Sylvan Park.

There are many great restaurants and bars in Sylvan Park, including local favorites such as Neighbors, Edley's BBQ, Pancho & Lefty's Cantina and McCabe Pub.

If you're looking to raise a family or just want to be in a friendly close — knit community, then a home in Sylvan Park might be the perfect fit for you. The average home price in this area is about \$517,000, but it is possible to find a fixer upper at a lower price point.





Spring Hill

Located at the southern tip of Williamson County, 30 miles south of Nashville, Spring Hill is split between Williamson County and Maury County. While horse farms and winding country roads are still easy to find, today this scenic Township is among the fastest growing areas in the state. Rapidly expanding subdivisions and new commercial retail centers are sprinkled amongst Civil War battlefields and historic landmarks. Spring Hill attracts those looking for a scenic suburban lifestyle where you can get a little more for your money than in towns/cities just north of Spring Hill.



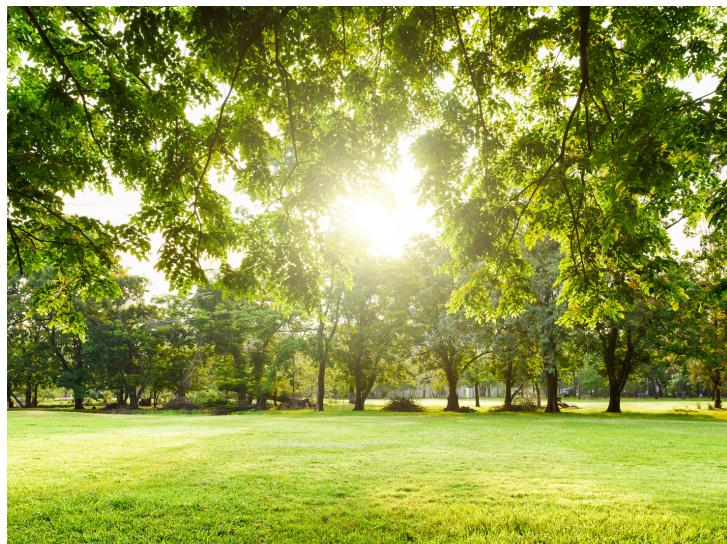
Mount Juliet

Located in western Wilson County, Mount Juliet has exploded within with growth and change over the last two decades. Approximately 17 miles east of Downtown Nashville, highly rated public schools, sprawling home lots and easy access to the city has made Mount Juliet a favorite over the years. Conveniently located close to tons of shopping and dining options, it's also ranked as one of the top cities to start a business in Tennessee. Residents can enjoy the benefits of being close to Music City or choose to spend the day at the lake! In addition to all that there is to do here, real estate is more affordable than other surrounding areas.



Hendersonville

Affectionately known as the “City by the Lake,” the community of Hendersonville is nestled along the Cumberland River, adjacent to Old Hickory Lake, 20 miles northeast of Nashville. Home of the late Johnny Cash, Conway Twitty and megastar Taylor Swift, Hendersonville is known for its waterfront homes, gorgeous parks and sprawling greenways. Affordable housing, highly rated schools and a plethora of recreational amenities have made Hendersonville one of the fastest growing cities in Tennessee.



Leiper's Fork

This quaint unincorporated village within Franklin, TN is the externalization of southern charm. The Williamson County treasure is lined with black four board fences, rolling farmland, and seemingly endless wide open spaces. Surrounded by gorgeous scenery and sprawling estates, the main village of Leiper's Fork is home to just a handful of local businesses and galleries which sell anything from souvenirs to one-of-a-kind pieces of art. This unique area of Tennessee is an escape for residents looking to get away from the commercial scene closer to Nashville, and an adventure for tourists looking to experience true country living.





Thompson's Station

Just 25 minutes south of Nashville is the small, rural community of Thompson's Station. While this area is mostly residential, the convenient location provides easy access to the city of Franklin, Spring Hill, and Downtown Nashville. Thompson's Station is known for the Battle of Thompson's Station in the 1800s and for being a stop along Tennessee's Great Train Trail. This sought-after area boasts a strong sense of community with a rich history. While many areas surrounding Nashville are experiencing immense growth, this area has managed to keep its local charm and character!







Schools *and Education*

Middle Tennessee is fortunate to have a wonderful education system. All throughout Davidson, Williamson, Rutherford, Sumner, Maury and Wilson Counties are nationally ranked and recognized school districts. With top notch facilities and passionate teachers in these communities, children in grades K-12 are able to learn and thrive in an ideal environment.

In addition to the surrounding school districts, Middle Tennessee offers a variety of reputable opportunities for those looking to pursue higher education.

- Vanderbilt University
- Belmont University
- Lipscomb University
- Middle Tennessee State University
- Trevecca University
- Tennessee State University
- Fisk University
- Columbia State Community College

Things *To Do*

There is no shortage of activity and entertainment in Nashville. We are lucky to be just minutes from endless eateries, music and sports venues, as well as art museums and galleries. Here you will find just some of Nashville's most popular destinations with more added throughout the year.





Shopping





LOCAL SHOPS & BOUTIQUES

- Emerson Grace
- Draper James
- Whites Mercantile
- Kittenish
- The Nash Collection
- Uncommon James
- Finnleys
- ABLE
- Imogene + Willie H. Audrey
- Thistle Farms
- Made in TN
- The Barefoot Cottage
- ABEDNEGO
- Posh
- E. Allen
- Hero
- H. Audrey

AREAS TO SHOP

- 12 South
- The Gulch
- Fifth + Broadway
- L&L Marketplace
- Hillsboro Village
- Opry Mills
- The Mall at Green Hills
- Cool Springs Galleria
- Hill Center
- Nashville Farmers Market
- Market Fatherland District
- Five Points Alley Shops



Restaurants

Nashville is quickly becoming a great foodie city, with new restaurants popping up what seems like daily. On the next page are some tried and true restaurants, pubs and coffee shops we wholeheartedly recommend.



LUNCH/DINNER

- Margot Cafe
- Sambuca
- City House
- The Catbird Seat
- Bartaco
- Hattie B's
- Rosepepper Cantina
- Caffè Nonna
- Tavern
- Etch
- Sam's Sports Grille
- Puckett's Grocery & Restaurant
- Merridee's Breadbasket
- Red Pony
- Saint Anejo
- Superica
- The Optimist
- North Italia
- 12 South Taproom & Grill
- Lockeland Table
- Edley's Bar-B-Que
- The Pharmacy
- MAFIAoZA's
- Taco Mamacita
- Sky Blue Cafe
- Rolf & Daughters
- Josephine
- M.L. Rose
- Whiskey Kitchen
- The Patterson House
- Kayne Prime
- Virago
- O-Ku
- Pinewood Social
- Nicky's Coal Fired
- Martin's BBQ
- Henrietta Red
- Butcher & Bee
- The Mockingbird
- Pastaria
- Jack Brown's Beer and Burger Joint
- Bourbon Steak
- The Twelve Thirty Club
- Adele's
- Black Rabbit
- House of Cards
- The Standard

CAFE'S/BREAKFAST

- Loveless Cafe
- Fido
- Pancake Pantry
- Proper Bagel
- Barista Parlor
- Crema
- Frothy Monkey
- Bonjo Java
- Red Bicycle
- Milk & Honey
- Cafe Roze
- Biscuit Love
- Poindexter Coffee
- Hearts

SWEETS

- Five Daughters Bakery
- Jeni's Ice Cream
- The Baked Bear
- NoBaked Cookie Dough
- Cafe Intermezzo
- Christie Cookie Co
- Bobbie's Dairy Dip

Rooftops/Nightlife





- The Patterson House
- Bar Sovereign
- Flamingo
- Never Never
- Bastion
- Fairlane Hotel
- L27
- Urban Cowboy
- Common Club
- Soho House Nashville

- The Hampton Social
- White Limozeen
- Greenhouse Bar
- Pearl Diver
- Rosemary and Beauty Queen
- Zeppelin
- L.A. Jackson
- Rare Bird
- The Bobby
- Atta Boy
- Red Phone Booth
- Old Glory



Music

When most people think of Nashville, they usually think of the honky tonks on Broadway. What you may not know, is that anywhere you go in Music City, you are sure to find live music. Below we have listed live venues, so you can be sure to catch a show no matter where you are.





- Cafe Coco
- Exit/In
- The End
- Bluebird
- Joe's Place
- Tin Roof
- Neighbors
- 12th and Porter
- Sambuca
- The Station Inn
- Centennial Park
- Commodore Sports Bar and Grille
- Losers Bar and Grill
- Soulshine Pizza Factory
- Grand Ole Opry

- Country Music Hall of Fame and Museum
- The Bluebird Cafe
- Belcourt Taps
- Belcourt Theatre
- Bongo Java After Hours Theater
- Curb Event Center
- Ryman Auditorium
- Bridgestone Arena
- Nissan Stadium
- Bourbon Street Blues and Boogie Bar
- Mercy Lounge
- Schermerhorn Symphony Center
- Swingin' Doors Saloon
- The Cannery Ballroom
- Ascend Amphitheater
- The 5 Spot
- The Lipstick Lounge



Arts

When people think of Nashville, the first thought is usually Music City. However, Nashville also has a thriving arts community as well. With theaters, museums and art galleries, you are bound to find something that suits you.





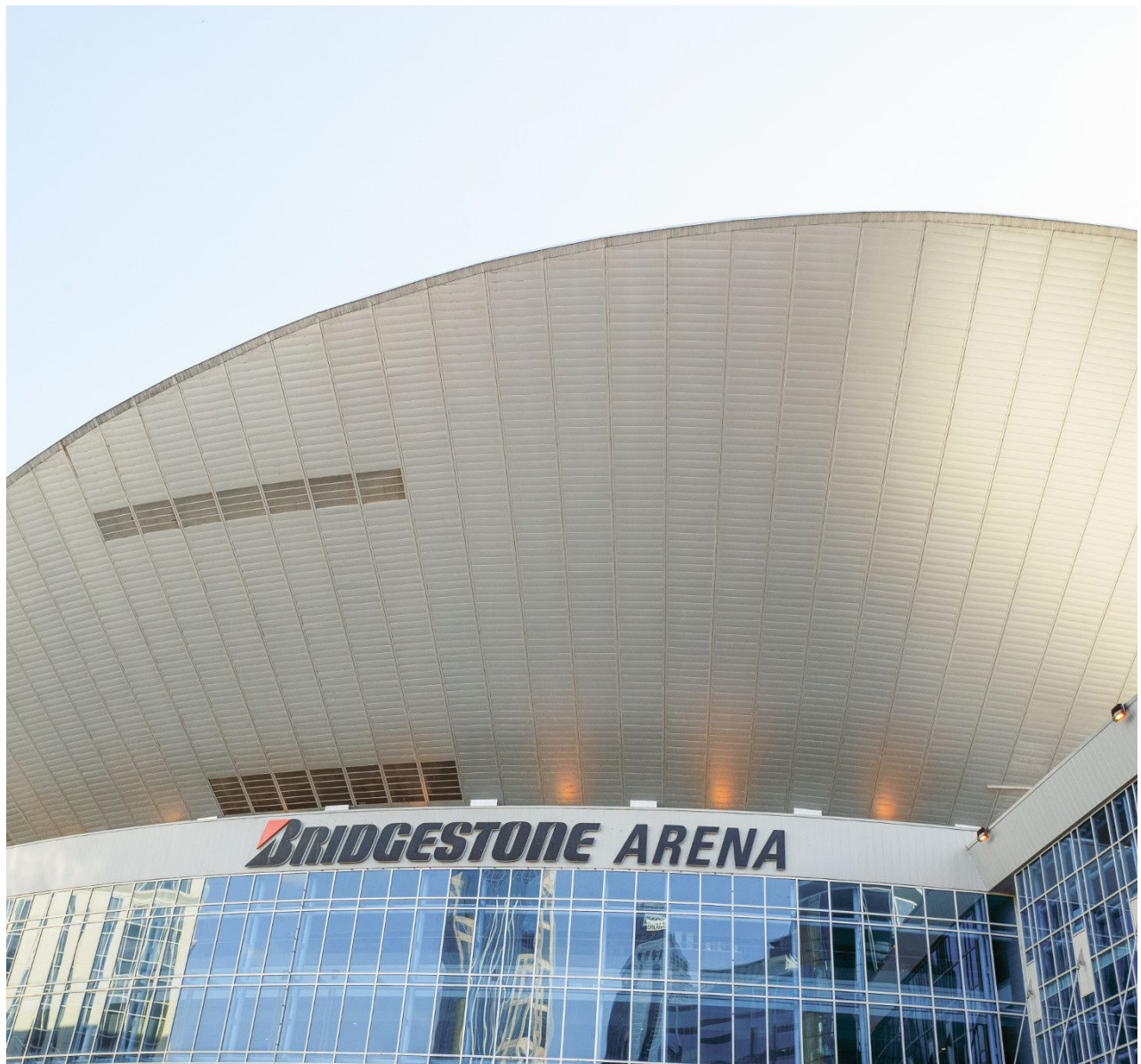
- Frist Art Museum
- Cheekwood Museum and Botanical Gardens
- The Tennessee State Museum
- The Parthenon at Centennial Park
- Centennial Art Center
- Hatch Show Print
- Fort Negley Park
- Country Music Hall of Fame and Museum
- Adventure Science Center
- Ryman Auditorium
- The Hermitage Hotel
- Vanderbilt Dyer Observatory

- Nashville Theatres and Performing Arts
- Tennessee Performing Arts Center
- Nashville Opera
- Nashville Ballet
- Tennessee Repertory Theatre
- Actor's Bridge Ensemble
- Belcourt Theatre (film)
- Circle Players
- Dance Theatre of Tennessee
- Larry Keeton Theatre
- Nashville Children's Theatre
- Nashville Shakespeare Festival
- Studio Tenn
- Bongo Java After Hours Theatre



Sports

Nashville is home to 4 professional sports teams and multiple college teams. Whether you're an NFL or SEC football fan or you want to catch an NHL pro hockey match, there is something for all avid sports fans to do.





COLLEGE TEAMS

- Vanderbilt University Commodores
- Belmont University Bruins
- Trevecca Nazarene University Trojans
- Middle Tennessee State University Lightning
- Austin Peay State University Governors
- Lipscomb University Bisons

PROFESSIONAL TEAMS

- Tennessee Titans
- Nashville Predators
- Nashville Sounds
- Nashville Soccer Club



Dog Parks

Need a place to take your four legged family member to release some energy? We've got you covered. Nashville and the surrounding areas have many amazing dog parks where your pet (and you) can meet new friends!





SUMNER COUNTY DOG PARKS

- Triple Creek Dog Park
- Fenway's Dog Park
- Rover's Ridge Dog Park

WILSON COUNTY DOG PARKS

- Mt. Juliet Bark Park

RUTHERFORD COUNTY DOG PARKS

- Bark Springs Dog Park
- Murfreesboro Bark Park

MAURY COUNTY DOG PARKS

- Mule Town Dog Park
- Spring Hill Bark Park

ROBERTSON COUNTY DOG PARKS

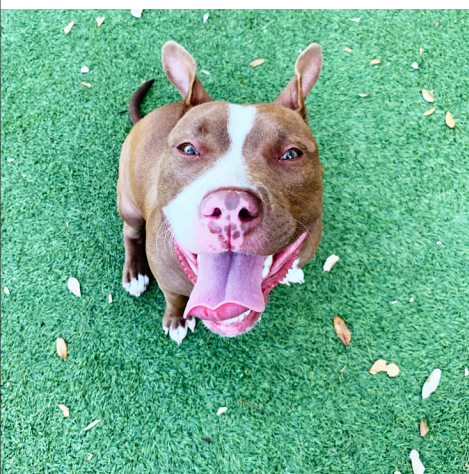
- Central Bark Dog Park

NASHVILLE DOG PARKS

- Warner Dog Park
- Two Rivers Dog Park
- Centennial Dog Park
- Shelby Dog Park

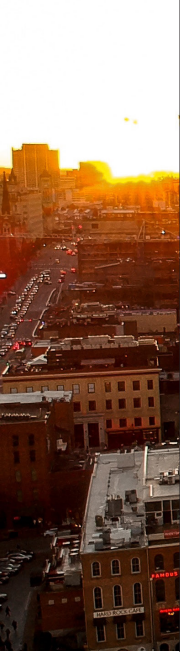
WILLIAMSON COUNTY DOG PARKS

- Freedom Run Dog Park
- Nutro Dog Park
- Nolensville Dog Park
- K-9 Korral Dog Park



Utility *Information*

When you are relocating to Nashville, there are many things to consider besides just buying a house. We have provided the utility information by county to help with the relocation process.



Water and Sewer

COUNTY	CITY	PROVIDER	PHONE
Davidson	Nashville	Metro Water Services	615.862.4600
		Harpeth Valley Utilities	615.352.7076
Cheatham	Ashland City	Ashland City Water and Sewer Department	615.352.7076
		Harpeth Valley Utilities	615.792.4211
Dickson	Dickson	Water Authority of Dickson County	615.441.4188
Maury	Columbia	Columbia Water System	931.388.2419
	Mt. Pleasant	Mt. Pleasant Water System	931.379.4612
	Spring Hill	Spring Hill Waste Water Plant	931.486.2252
Montgomery	Clarksville	Clarksville Gas and Water Department	931.645.7400
Robertson	Springfield	Consolidation Utility District of Rutherford County	615.893.7225
Rutherford	LaVergne	City of LaVergne Public Works	615.793.9891
	Murfreesboro	Murfreesboro Water Resources Dept.	615.890.0862
	Smyrna	Smyrna Utilities Dept.	615.355.5740
Sumner	Gallatin	Gallatin Public Utilities	615.451.5922
	Hendersonville	Hendersonville Utility District	615.824.3717
	Portland	City of Portland	615.325.6776
	White House	White House Utility District	615.672.4110
Williamson	Brentwood	Brentwood Service Center	615.371.0080
	Franklin	Franklin Water and Sewer Harpeth Valley Utilities	615.794.4572 615.352.7076
Wilson	Lebanon	Lebanon Billing Department	615.444.6300
	Mt. Juliet	West Wilson Utility District	615.758.5682



Electricity

COUNTY	CITY	PROVIDER	PHONE
Davidson	Nashville	Nashville Electric Services	615.736.6900
Cheatham	Ashland City	Cumberland Electric Membership Corp.	800.987.2362
	Kingston Springs	Dickson Electric	615.446.9051
Dickson	Dickson	Dickson Electric	615.446.9051
Maury	Columbia	Columbia Power Services	931.388.4833
	Mt. Pleasant	Mt. Pleasant Power Systems	931.379.3233
Montgomery	Clarksville	Clarksville Dept. of Electricity	931.648.8151
		Cumberland Electric Membership Corp.	800.987.2362
Robertson	Springfield	Springfield Electric	615.384.6770
	White House	Cumberland Electric Membership Corp.	800.987.2362
Rutherford	LaVergne	Nashville Electric Service	615.736.6900
	Murfreesboro	Middle TN Electric Corp.	877.777.9020
	Smyrna	Middle TN Electric Corp.	877.777.9020
Sumner	Gallatin	Gallatin Dept. of Electricity	615.452.5152
	Hendersonville	Cumberland Electric Membership Corp.	800.987.2362
	Portland	Nashville Electric Services	615.736.6900
Williamson	Brentwood	Nashville Electric Services	615.736.6900
	Franklin	Middle TN Electric Membership Corp.	877.777.9020
Wilson	Lebanon	Middle TN Electric Membership Corp.	877.777.9020

Meet *theTeam*

Over the years, The Erin Krueger Team has grown into a one-of-a-kind force in this competitive market. The team is creative, works tirelessly and is motivated to deliver white glove service to all of their clients. Erin was ranked #1 in TN and #15 in the US as a solo agent by the Wall Street Journal. She then parlayed that success into a thriving and growing real estate team who are ranked year after year nationally. Recently, Erin and her team were ranked #1 in TN and #3 in the nation for most homes sold and sales volume by Real Trends and featured in the Wall Street Journal. The team has also been named 'Top Selling Team' 5 years in a row by Greater Nashville Realtors - 2016-2020. Regardless of the number of homes sold or awards won, the people matter most. Their relationships with clients run deep and they treat each and every client as if they are their only client.

The team prides themselves on providing the highest level of service to their clients and fellow agents. They strive for a seamless experience and work hard to ensure that each transaction runs smoothly. These seasoned brokers and savvy marketers craft an all-inclusive plan for each home they market. That background has allowed them to combine high-level marketing tactics with proprietary systems and processes that bring buyers and sellers together. The Erin Krueger Team's extensive knowledge of real estate is beyond comparison and brings a combined 50+ years of practice in the industry with thousands of completed transactions and nearly 2 billion dollars in real estate sold.





#1

For most home sold by
volume and transactions by a mid-sized
team in Tennessee, RealTrends

#1

Most Homes Sold in TN, 2020

Top 1,000 List

Wall Street Journal

#15

Nationally for Most Homes Sold,
Wall Street Journal

America's Best

Nationally Ranked by RealTrends

#3

Team in the U.S. for Most Homes Sold,
RealTrends

Over \$2 Billion

Sold in Career

5 Years

Top Selling Team by Greater
Nashville Realtors

4 Years

Nationally Ranked Team,
Wall Street Journal

Over \$100 Million

Sold Annually

90

Yearly Off-Market Deals

50+

Years of Experience

100+

Homes Sold Each Year

Nearly \$200 Million

Sold in 2021

Erin Krueger

With over 17 years of experience in Nashville's real estate market, Erin Krueger brings wide-ranging knowledge and expertise to her clients. She originally began her career in advertising and marketing negotiating licensing contracts with New York City-based companies. Erin's executive level experience in corporate advertising and marketing has been instrumental in positioning her and her team as leaders within the Middle Tennessee Real Estate arena. Erin has been ranked #1 in TN and #15 in the Nation for selling the most homes. She then parlayed that success into growing a successful real estate team where they have been ranked #1 in TN and #3 in the Country for the most homes sold. Currently her team is nationally ranked in the top 200 teams in the country. She has been honored with top sales awards within her association and industry and has sold nearly two billion dollars in real estate in her career. They have been awarded Nashville's Top Selling Team by the Greater Nashville Realtors 5 out of the last 6 years. Each year the team sells hundreds of homes and creates meaningful relationships with their clients that last a lifetime.

Nationally ranked as "America's Best" by REAL Trends 2014-2022

2020 Nationally ranked No. 3 Team by REAL Trends in the WallStreet Journal for most homes sold

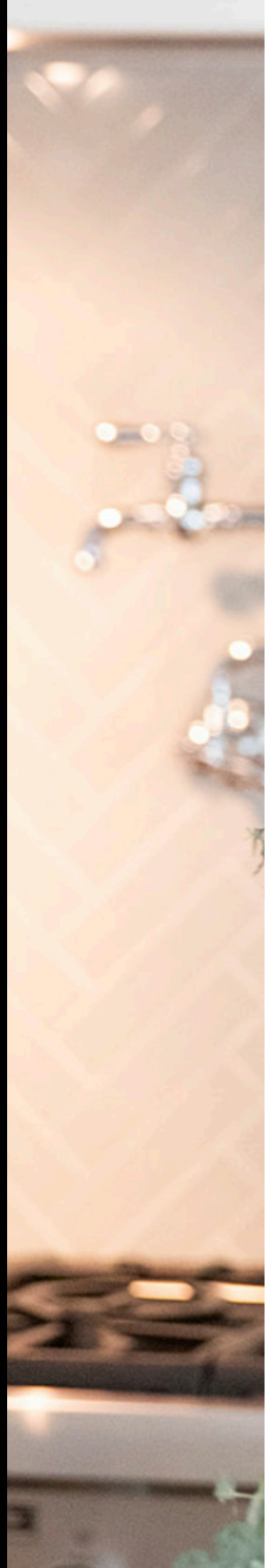
2016, 2017, 2018, 2019 & 2020 Named Top Selling Team by Greater Nashville Realtors®

2014-2021 Nationally Ranked Team in the Wall Street Journal

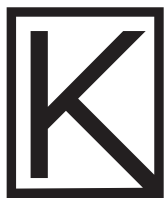
2014 ranked #1 in TN and #14 in the Nation for sales volume and most homes sold as an individual - REAL Trends in the WallStreet Journal

Erin is hands on and involved in all aspects and day-to-day operations with buyers and sellers. Her leadership includes developing and executing team strategy, managing day-to-day operations, and overseeing the comprehensive team collaboration with the clients. When you meet her, you know you are in good hands. She is extremely diligent and exact in her standards and her knowledge of the market.

Let our team be your team







THE
ERIN
KRUEGER
TEAM

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The Erin Krueger Team is a team of real estate licensees affiliated with Compass RE, a licensed real estate broker and abides by equal housing opportunity laws. To reach the Compass RE office, call 615.475.5616.

