



Sorting Through The Suburbs

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Buying a home in Nashville is like sorting through a pirates jewel chest. There are so many jewels you don't know which one to take. Our housing market is as diverse as the people who live in them. Each of our counties has their own flair. Whether you want a home on the lake, a condo with amenities, a home in a planned community, or a home on acres of property you will find it in Nashville. This guide will help you sort through our counties.

Whichever county you want to call home here are some things to think about when buying a home.

LIFESTYLE QUESTIONS

How long do you plan on staying in this home?

Do you plan on having children in the next year or so?

Do you expect to have elderly relatives move in with you?

Do you have children going to college within the next few years?

Do you ever think you might work from home?

Do you like to go out a lot (if so a condo might work?)

Do you like to take vacations (if so a condo is a great alternative to a home?)

Do you shop a lot (having a home means spending money on it does your budget allow for both)

How important are schools to you?

How far do you want to drive to work? For fun?

How close do you need to be to shopping, movies, restaurants?

If you are thinking of an older home do you have the time to do repairs? Are you handy?

Do you want a home where you walk in and everything is new?

Do you need your home to face a certain way east or west?

How close do you want to be to your neighbor?

Do you want to be in a community with amenities.i.e pool, tennis, walking trails?

Do you want to be in a neighborhood that has a Home owners Association?

HOUSE CRITERIA

How Many bedrooms and bathrooms do you need?

Do you want a master upstairs or downstairs?

Do you care if each spare bedroom has a bathroom or can they share a hall bathroom?

Do you want a big yard? Or a small yard?

Do you want a new home or a resale?

Do you want granite or Corian counter tops?

What color cabinets do you like?

What type of lighting do you want contemporary or traditional

Do you care about what type of cabinet pulls you have on your cabinets?

Do you want a fireplace?

Do you want built in bookcases?

How many sets of stairs do you want?

Do you want a one level home or a two level home?

Do you need a home office if so how many and where?

Do you need a formal dining room?

Do you need a big eat-in area or will a bar area due.

Do you want a formal living room?

Do you need a den?

What types of floors do you want, hardwood, carpet or tile?

Do you want tile bathroom floors?

Do you want your laundry room upstairs or downstairs?

Do you want an island in your kitchen?

What color appliances do you want

What type of appliances do you want?

How many cars do you need to fit in the garage?

Do you want a deck or patio?

Do you want a front porch?

Do you want a front entry garage or a side entry garage?

Do you want a separate tub and shower?

Do you want a Jacuzzi Tub?

Do you need a fenced in yard?

Williamson County

This county is one of the wealthiest in TN. Franklin offers culturally rich history as well as new, stimulating growth. Franklin is a scenic, upscale urban community, but the Cool Springs area in Franklin is also a business, shopping, dining, and music industry center. Many Fortune 500 companies are located in Franklin. Business Week Magazine named Franklin, TN one of the Top 50 Cities to Start a Small Business. Franklin has also received many other awards for its exceptional quality of life including:

- Money Magazine's Top 20 Places to Retire
- Money Magazine's Top 100 Best Places to Live
- American Planning Association's Top Ten Great Neighborhoods
- Clean Cities Award from the TN Department of Transportation
- Southern Living's "Best Small Town" Top Ten List
- One of Five Best Places in America to Antique Shop

This county is rich in Civil War history... The Battle of Franklin was the most significant event in the Civil War. You can visit some of the symbols that remain such as: The Carter House which was the Federal Headquarters during the battle of Franklin, and The Carton Plantation, which was the field hospital used by the Confederate Army during and after the Battle of Franklin. This county is known for their continued commitment to education. The communities that make up this historic county are Brentwood, Franklin, Fairview, Thompson Station, Spring Hill and Nolensville.

This upscale, prestigious county, with its low unemployment rate, low crime rate, and exceptional education system, is an exciting place to own a home and raise a family.

Interesting Facts

Williamson has the highest income per capita. The entire Downtown area of Franklin (15 blocks) is listed on the national Register of Historic places and Franklin was voted one of the best small towns to live in the US The city of Franklin was founded in 1799 and named for Benjamin Franklin. The famous American patriot was a good friend of Continental Congress member Dr. Hugh Williamson, for whom the county was named. You will still find horses and livestock in people's front yards

Do Not Miss

- *Taking a ride down South Berrys Chapel if you want to see some real beauty
- *The main street festival this is Franklin's signature festival featuring over 250 craftspeople, food and entertainment.
- *The historic homes tour

Davidson County

The diversity of this county is truly amazing. You can find affordable housing, extravagant housing, college dorms and condos, a sophisticated atmosphere, a college atmosphere, historic sites, expensive malls, inexpensive outlets and recreation of all kinds.

Even though Davidson County is made up of nine cities, the most famous one is our capitol, Nashville. This 22 square mile city named after a Revolutionary War General, Francis Nash, has been called the Athens of the South and Music City USA. This city is a known leader in music and entertainment; healthcare and tourism; publishing and printing; and higher education.

Nashville surprises people by being more diverse, cosmopolitan, friendly and affordable than we would think. Now that we have the AFC Champion Titans - **Nashville is not just about Country Music anymore.**

The other cities that make up Davidson County are Antioch, Belle Meade, Bellevue, Nashville, Green Hills, Belmont, Hermitage, and Vanderbilt

Interesting Facts

There are 100 parks

Davidson County is Home to such historic places, as Belle Meade Plantation, Andrew Jackson's Home, and the Cheekwood Mansion

Forbes magazine has listed Nashville one of the top 15 US cities for work and family

There are more than 120 public & private schools

Davidson County is home to the replica of the Parthenon

Do Not Miss

*The Cheekwood Botanical Gardens is home to the most beautiful flowers.

*Bluebird Café. It is a legendary club that some of the most famous artists have played at. Go see upcoming talent live!

*Take in a hockey game...Our hockey experience comes complete with live music between periods

*The beautiful Schermerhorn Symphony Center; Voted as one of the 10 most acoustically perfect symphony's in the world..it is awesome.

Wilson County

Located just east from downtown this county boasts the identity of Nashville's Growing Room. The combination of small town charm, high tech industry, lake accessibility and downtown convenience makes this a wonderful county to live in.

This county is named after Major David Wilson, a revolutionary soldier. Lebanon is Wilson County's largest city and serves as the county seat. Wilson County employs over 8,000 workers in many different industries. Some examples are Toshiba, Dell computers, Cracker Barrel and Hartman Luggage.

If you're looking for good old fashion southern hospitality, you'll find it in this county.

Interesting Facts

In 2007 Mount Juliet opened Providence the first live, work and shop area.

Old Hickory and Percy priest are two prime recreational lakes.

Nashville super speedway is located in Wilson County.

Wilson County is home to Cumberland University.

Mt. Juliet, TN is currently the fastest growing city in Wilson County.

Wilson County is one of the top 5 most affluent counties in Tennessee.

Wilson County has the 2nd highest median income in the state.

Wilson County was recently ranked by Progressive Farmer Magazine as the nation's eighth "Most Livable Small Community."

Mt. Juliet is located just 17 miles east of downtown Nashville.

Do Not Miss

*Step back in time in Watertown, home of the Mile Long Yard Sale every April and September.

*The lovely outside shopping center in Mt Juliet called Providence.

*Cedars of Lebanon State Park. This park has 831 acres of fun.

*A Toast to Tennessee Wine Festival at Nashville Shores.

Sumner County

North of Nashville, Sumner County stretches the length of Tennessee ending at the Kentucky border. This once rural county is thriving. The combination of convenience to Nashville, affordable housing, good schools, beautiful lakes and a wonderful sense of community spirit make Sumner County a peaceful place to live. This county has put in place special programs such as the nationally recognized School to Work Transition program, which helps high school senior's interview for jobs. 48.8% of the teachers have as a minimum a Master's degree.

Named as one of the Top Ten Towns to Raise a Family, Hendersonville, TN is known throughout the state as one of the finest places to live, work, and play. Located just 18 miles from downtown Nashville and resting on the shore of beautiful Old Hickory Lake, Hendersonville is an appealing and unique combination of big city life and charming, spacious country living.

With 26 miles of shoreline, there are ample opportunities to own luxurious lake front real estate in Hendersonville, TN. Old Hickory Lake is one of Tennessee's premier fishing spots. The lake and its surrounding areas also offer numerous activities including: boating, camping, hunting, hiking, picnicking, water skiing, and sailing.

Interesting Facts

Largest percentage of jobs surrounds manufacturing.

There are more country stars in Hendersonville than any other city.

Trinity Music City USA is home to Trinity Broadcasting Network, the world's largest religious television network and America's most watched faith channel.

Do Not Miss

*Two wineries (Sumner Crest and Long Hollow Winery) will give you a taste of Tennessee.

*General Daniel and Sarah Smith's circa 1794 home is built of limestone and furnished with period antiques and walnut woodwork. The general acted as surveyor for this frontier, produced the state's first map and is credited with naming the state of Tennessee. Rock Castle sits on a beautiful 18 acre lakefront site in Hendersonville.

* The Festival by the lake in late September