



Relocation Guide

Nashville



SOUTHBOUND
GROUP

COMPASS^{RE}

Welcome to Nashville

On behalf of The Southbound Group, I'm pleased and excited to share information about our community with you. As a team of individuals who have all relocated to Nashville, we understand the needs of people transitioning to the area. There are so many reasons people are flocking to Nashville and the Middle Tennessee area to call it home. Nashville is a center for tourism, health care, education, banking, music and there are no signs our economy is slowing down. Nashville is a hub for amazing food, nightlife and fun events. You can still find affordable housing and diverse and eccentric neighborhoods throughout our city.

The Southbound Group is in the top 0.5% of Realtors in Middle Tennessee and our team is recognized for having strong communication, systems, experience and involvement in the industry. These are the guiding principles by which we live and serve our clients. We hope you will use this guide to learn more about the place we proudly call home. You can also visit the digital version of this guide on our website!

We look forward to working with you!

Keeping Nashville Nice,

Megan Menke and The Southbound Group



Our Team



Jessi Sgarlata
Team Lead, Broker



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



Jenn Rowan
REALTOR, Buyers Agent



Jenna Pineda
REALTOR, Buyer's Agent, CNE, ABR



Peggy Ray
REALTOR, Buyer's Agent



Megan Menke
Marketing and Relocation Director



Emily Doyle
REALTOR, Director of Operations,
Showing Specialist



Cierra Trainor
REALTOR, Listing Coordinator,
Showing Specialist

Our Services

- Pair each transferee with licensed REALTOR to determine lifestyle choices that best meet the client's needs
- Arrange area tours
- Provide community information and resources
- Discounted services from preferred vendors
- Compass Concierge
- Bridge Loans
- Coordinate temporary housing
- Arrange moving services through trusted providers



Weather & Geography

In the heart of the Tennessee Valley, Nashville lies on the Cumberland River and sits on the Highland Rim, providing a beautiful landscape with rolling hills. Davidson County is home to over 100 parks and greenways, some of which include Old Hickory Lake, Percy Priest Lake, Radnor Lake and more.

Nashville is considered to be a humid subtropical climate, the summers can be humid and the winters are cool and mild.

Schools

Metro Nashville Public Schools is the nation’s 42nd largest district, preparing more than 86,000 students to excel in higher education, work and life.

There are over 50 private schools in the Nashville area, ranging from preschool-12th grade.

County, Average Home Price & Population

- Median home price in 2019: \$369,000
- Median household income: \$66,630
- Population: 691,243
- Tennessee is one of the few states that DOES NOT have a state income tax

Growth Trend

- Close to 100 people are moving to Nashville daily. The population in 2040 is expected to be 2,526,822
- #4 Best Place in America For Starting A Business -Inc. Magazine, January 2019
- Ranked #15 Best Places to Live by U.S. News in 2019
- Nashville is home to the NFL Tennessee Titans, NHL Nashville Predators, MLS Nashville Soccer Club and PCL Nashville Sounds Baseball



Transportation

Nashville is centrally located in the United States and Tennessee shares a border with 8 states. 12 million people live within a 2.5-hour drive of Nashville. We have three major interstates that run through our city, I-40, I-65 and I-24.

Nashville International Airport

Nashville International Airport (BNA) is located just 8 miles from Downtown Nashville. The airport averages 576 daily flights and BNA provides nonstop service to 75 markets, one of which is London. BNA airport is the 4th fastest growing airport in North America and will soon house a new international arrivals area, hotel and expanded ticketing and baggage areas. Visit flynashville.com for more information.

Buses

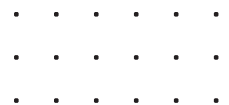
We-Go Public Transit is available throughout the city. All-day unlimited ride passes are available for \$4. The main bus station is located downtown at Music City Central. Visit nashvillemta.org for more information.

Rideshare

Uber and Lyft both operate in Middle TN. Download the app to request a ride.

Commuter Train

The Music City Star runs from Lebanon, TN to Riverfront Station in Downtown Nashville. With five rail stations in between, stops include Hamilton Springs, Martha, Mt. Juliet, Hermitage and Donelson. Buses meet each train at Riverfront Station upon arrival. The Route 64 Star Downtown Shuttle travels between Riverfront Station and Bicentennial Mall. The Route 93 Star West End Shuttle runs through Broadway, West End, as well as the Vanderbilt and Belmont campuses. Riders can take a Route 64 or Route 93 bus at no additional cost.



Preferred Vendors



Capstar Bank

Lender Credit for Appraisal  

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

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

-Elisa Goodrich



Chapman and Rosenthal

\$100 Off Closing Fee

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



Choice Home Warranty

\$35 Off Any Home Warranty Package

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



Qualitas Home Inspection

50% Off Radon Testing

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



Now Leasing

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



Black Tie Moving

\$100 Off Services

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

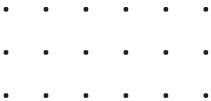


Cambria Hotel

Special rates and availability for meeting and training space.



Let's Get Moving



We can't wait to help you grow roots in the communities we know and love. Visit our website and fill out the buyer questionnaire to be partnered with a trusted advisor!

SouthboundGroup.com

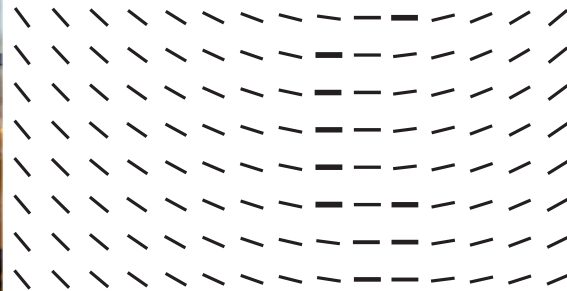


Relocated from Iowa

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

Relocated from California

“ My husband and I recently relocated from San Diego to Nashville and purchased a beautiful home with the guidance of Jessi Sgarlata's Southbound Group team. From the moment we contacted the Southbound Group to discuss purchasing a home in the Nashville area, it was evident that we chose the best realtor team to work with based on our preferences, budget and timeline. Each step of the process was clearly communicated and outlined in a manner that was easily digestible for first-time home buyers. The Southbound Group's attention to detail and thoughtful gestures combined with their professionalism and experience make them a true dream realtor team! We highly recommend their expertise for your home purchasing needs in the Nashville area!” -Heather F



The Southbound Group

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