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INTRODUCING WILLIAMSON COUNTY

A Thriving Suburb of Nashville

Just a few miles south of Nashville are the beautiful cities that make up Williamson County. Known for it's award winning schools, beautiful farmland, charming towns, and low taxes, it is easy to see why so many people are moving across the country to make it home. Williamson County is consistently one of the nation's fastest-growing counties, with upscale suburbs in its six unique cites and an array of retail and business parks. Williamson County offers a superior quality of life, historic ambiance and has the highest high school graduation rate in the state.

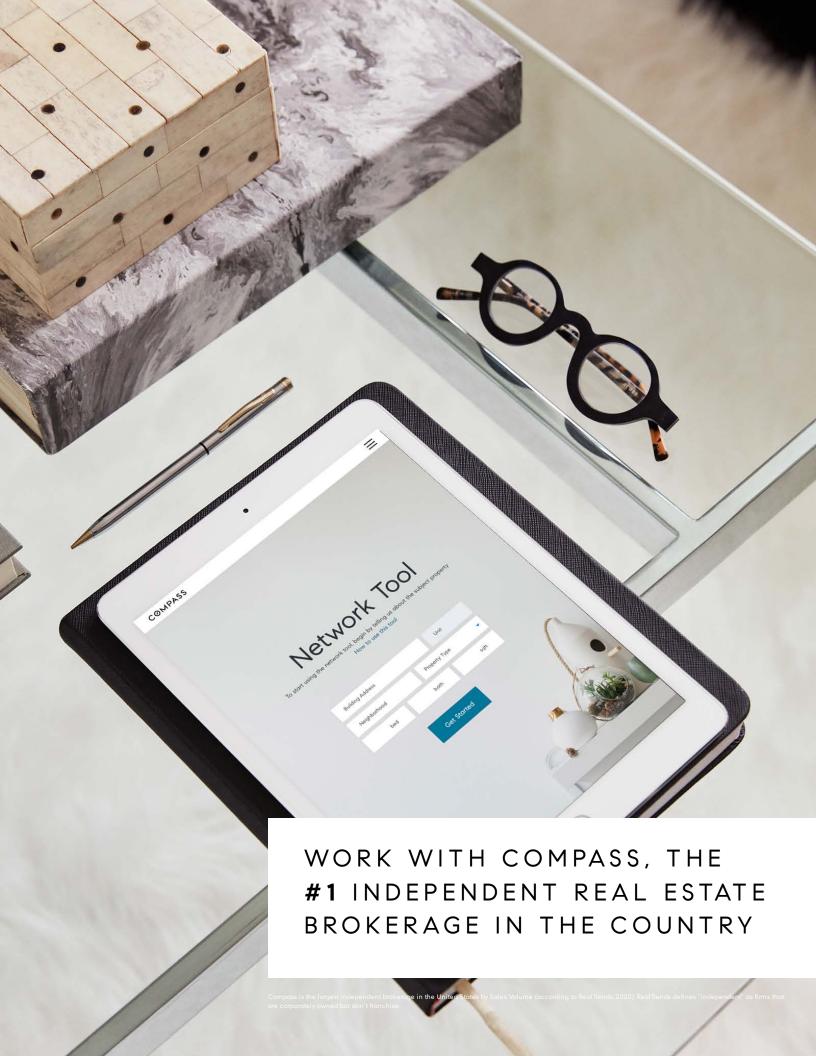
Not only is Williamson County a great place to live, it is close to many great places to visit! The Great Smoky Mountains offer weekend revelry in the coveted natural beauty of the American Southeast. Just a short drive to Nashville, you will find 56 golf courses, over 200 public parks, 80 miles of paved trails, and more than 30,000 acres of inland lakes. Nashville excites and entertains through live music, award-winning museums, galleries, performing arts centers, and auditoriums. It is an international melting pot of culture and creativity and well worth the short drive for a night out or a family day in the city.

With low taxes and a blossoming development market, Williamson County is attractive to both families and businesses. Many large businesses are drawn to the area, it's home to Community Health Systems, Nissan North America, Tractor Supply, United Healthcare, and others. The population has been growing in double digits for a decade and if you are moving from afar, you will be in good company because according to a survey published by the Williamson County Chamber, more than 57% of Williamson County residents were not born in Tennessee.

Williamson County cities, villages, and rural areas offer an entirely unique experience, outside of Nashville but still just a short drive from it, Compared to the city of Nashville, Williamson County 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. It's adorned with historic homes, estates, sprawling ranches, centennial farmhouses, and quiet, cozy neighborhoods as well as modern new-build communities with single family homes and townhomes.

There are many reasons to call Williamson County home, I would love to show you why I do.





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+

300 +

25K+

\$1.46B+

2020 Gross Transaction Value*

Offices

Agents**

Invested in Technology



New Jersey Hoboke Summit

New York New York City

Bethesda Chevy Chase

Jersey City

Jersey Shore

Westchester

The Hamptons

Maryland

Annapolis

Mid Hudson Valley

The North Shore, LI

South Carolina

York County

Georgia

Florida

Tampa Space Coast St. Petersburg Fort Lauderdale Palm Beach County Treasure Coast Naples Punta Gorda Cape Coral

*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.

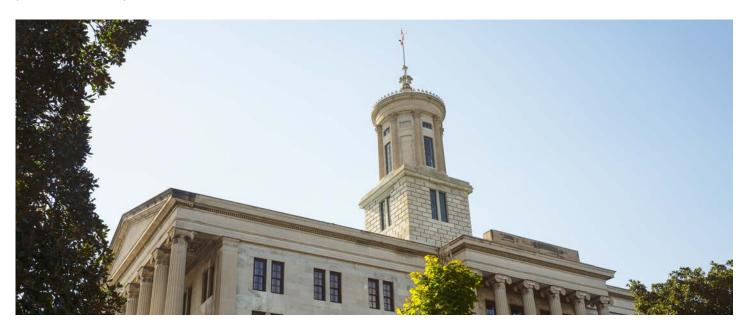
Relocating a business or family to a new area comes with unique challenges. When starting a new chapter in a new city, the expertise of a real estate professional matters. But not just any realtor will do, because relocating involves far more than a simple home purchase or sale. That's why Compass aims 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 Williamson County 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 a top brokerage for navigating what is being called the most exciting moment in Williamson County's growth.

We focus on relocation, so you can focus on your exciting next chapter, a chapter that starts with wheels down in Middle Tennessee. 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.



WILLIAMSON COUNTY **OVERALL POPULATION**

255,735 and still growing!

Sources: U.S. Census Bureau, Annual Estimates of Resident Population, 2021;



WILLIAMSON COUNTY 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 Middle Tennessee.

Summer brings an energy and verve that is unique to our area. The season is ablaze with a seemingly neverending roster of concert festivals. Live outdoor music shows scattered around the county and in Nashville, while daylight hours and temps call for time spent on and in the water at the hundreds of lakes and rivers in the surrounding counties. Prepare for sunshine, humid air, outdoor adventures, and energetic social events; summer here is something 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 Williamson County 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 newfallen snow.



Average Summer Temperature = 89



Average Sunny Days per year = 208



Average Winter Temperature = 46



Average Annual Rainfall = 47"

BUSINESS CLIMATE + LIVABILITY OF GREATER NASHVILLE

#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

Williamson County is a part of the Greater Nashville market. The awards and distinctions for the area as a whole are impressive. If the natural beauty, climate, culture, and rich traditions of Greater Nashville are not reasons enough to move, the area is also a bustling hub of economic activity, one of the most prosperous metro areas 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.

Many Williamson County residents choose to work in Nashville. 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)



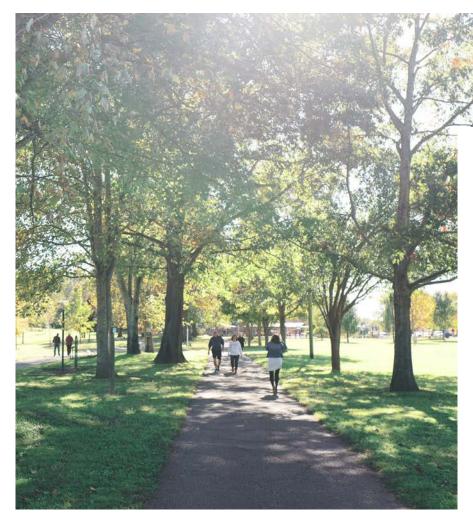
BUSINESS CLIMATE + LIVABILITY

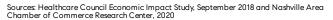
QUALITY OF LIFE

Not only does Williamson'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.

Williamson 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 middle Tennessee is known for.

For the above reasons and more, it has become a highly sought after place to call home. 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 best of all worlds.

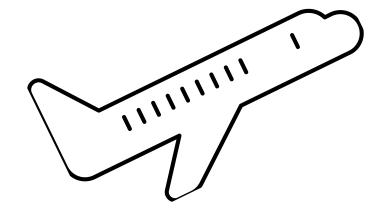






ACCESSIBILITY, TRANSPORTATION + TRAVEL

With more than half of the U.S population living within a 650-mile radius of Williamson County, the city benefits from a highly centralized location, offering competitive advantages to businesses. Combine that with proximity to an International Airport and it's no wonder how Nashville became a hub of American commerce.



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 Williamson County
- Just north in 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.



Source: Nashville Chamber of Commerce Regional Economic Development Guide 2020

SCHOOLS

Williamson County is home to some of the top ranked schools in the nation, including 15 private schools, and a top-ranking public school system. The Williamson County School system (WCS) is home to 8 of the top 50 high schools in the

state. Brentwood and Ravenwood High Schools were ranked on the US News & World Report for best public high schools in the US in 2021 and Franklin and Fred J Page High Schools were in the top 10 in the state of Tennessee. Williamson County's graduation rates are among the highest in the country with 5 high schools graduating over 95%!

In addition to the Williamson County School System, Franklin has its own district called the <u>Franklin Special School District</u> serving K - 8th grade.

Have an aspiring athlete? According to niche.com, Williamson County School System ranks #379 out of over 10,000 schools for best school districts for athletes in the United States.

HIGHER EDUCATION IN THE AREA

Belmont University

Columbia State Community College

Fisk University

Lipscomb University

Middle Tennessee State University

Tennessee State University

Trevecca Nazarene University

Vanderbilt University



POPULAR ATTRACTIONS NEARBY

There is so much to do in Williamson and the surrounding counties that it is not unusual to hear of families taking staycations and experiencing their hometown as tourists instead of traveling away. From Music to food, outdoor adventures to shopping, middle Tennessee has it all.

Adventure Science Center

Arrington Vineyards & Winery

Bridgestone Arena

Carnton Plantation

Carter House

Cheekwood Estate & Gardens

Downtown Leipers Fork

Franklin Rodeo

Franklin Theatre

Gaylord Opryland Resort & Waterpark

General Jackson Showboat

Graystone Quarry Amphitheater

<u>Historic Downtown Franklin</u>

Middle TN Hot Air Adventures

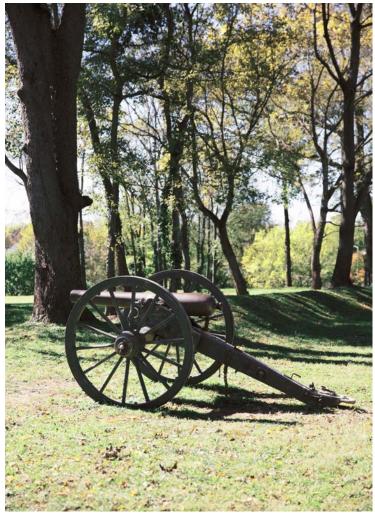
Nashville Zoo

Nissan Stadium

Pilgrimage Music and Cultural Festival

Soar Adventure Tower

Tennessee Performing Arts Center





THE FOOD SCENE

Williamson County is known as a haven for foodies with quaint eateries and fine dining options scattered throughout the county. Whether you want country fare at a meat and 3 or you are looking for a gourmet multi-course meal, Williamson County and Nashville will not disappoint.

NEW AMERICAN

Americana Taphouse

Granite City Food & Brewery

The Rutledge

The Honeysuckle

Bricktops

J. Alexander's

Mere Bulles

Circa

ASIAN

Wild Ginger

Koi Sushi & Thai

Zushimaki

SOUTHERN

Red Pony

Country Boy

Gray's on Main

55 South

Puckett's Grocery

Loveless Cafe

Mockingbird

Bishop's

BBQ

Moe's Original BBQ

Martin's BBQ Joint

Whitt's

Bar-B-Cutie

STEAKHOUSE

Cork & Cow

Franklin Chophouse

Stoney River

Connor's Steak & Seafood

Sperry's

Ludlow & Prime

ITALIAN / GREEK

Grecian Pizzeria

Culaccino

MAFIAoZAS

Amerigo

Nelly's

Bella Notte at City Gate

Tazikis

BREAKFAST

Biscuit Love

Puckett's Grocery

Frothy Monkey

Country Boy

Ruby Sunshine

First Watch

Merridees

J. Christopher's

5 Dauahters

CASUAL

Maniacs

Big Shakes

Halfway Market

Burger Up

Ground

MEXICAN

Chuy's

Acapulco

Titos

Nachos

Casa Jose

Garcias

Oscar's Taco Shop

Mojo's Tacos

SHOPPING

Williamson County 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

Cool Springs Galleria

Downtown Franklin

Brentwood Place

Cool Springs Market

Hill Center Brentwood

The Factory in Franklin

Franklin Farmer's Market

In Nashville:

Nashville Farmers' Market

Opry Mills

The Mall at Green Hills

LOCAL BOUTIQUES

Fab'rik (Brentwood & Franklin)

Posh

Jondie

Wilder

Heylee B

Emmaline

Philanthropy

<u>Tin Cottage</u>

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, middle Tennessee never ceases to entertain for the all-in sports fan. Yearround 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 AND HISTORIC TOURS

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. From Nashville down through Franklin and into Spring Hill and beyond, educational opportunities abound!

The Carnton Plantation National Museum of African American Music Rippavilla

The Lotz House Museum Tennessee Sports Hall of Fame Oaklawn Mansion

The Battle of Franklin Civil War Museum Tennessee State Museum Frist Art Museum

Andrew Jackson's Hermitage Musicians Hall of Fame & Museum Madame Tussauds Nashville

Belle Meade Historic Site & Winery Country Music Hal of Fame & Museum Patsy Cline Museum

PARKS + RECREATION

The unmatched beauty of the American South is in her outdoors, and Williamson County embraces that beauty through regular maintenance of 30 public parks and facilities. Those public facilities plus numerous private fields and recreation areas make it a fantastic place to live an active life. Add the great weather and four-season climate and Nashville's parks are simply the best place to be, 365 days per year.

Williamson County Rec Centers throughout In Nashville:

the county Bicentennial Capitol Mall State Park

Pinkerton Park Percy & Edwin Warner Parks

Crockett Park Percy Priest Lake

Liberty Park Radnor Lake
Jim Warren Park Sevier Park

Harvey Park Shelby Bottoms Nature Center

TOA Sports Performance Center

Showtime

ANNUAL EVENTS IN WILLIAMSON & CLOSE BY

The Country Music Capital of the World is just a quick trip up the road from Williamson County and it is not just home to music events! The towns throughout middle Tennessee 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 Williamson County 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

Kid's Arts Festival

APRIL

<u>Main Street Festival</u> <u>Arbor Day at Pinkerton Park</u>

MAY

Touch A Truck

Tennessee Renaissance Festival

Sevier Park Fest

JUNE

Blackberry Jam Music Festival
Bonnaroo Music & Arts Festival (Manchester)
Experience Spring Hill
Frankin Movies at Pinkerton Park (through July)

JULY

Brentfest at Crockett Park

Brentwood Summer Concert Series & Fireworks on the 4th

Bluegrass Along the Harpeth

Franklin on the Fourth

AUGUST

Williamson County Fair
Shakespeare in the Park
Tennessee State Fair

SEPTEMBER

<u>Pilgrimage Music Festival</u> ACM Awards Nashville Whiskey Festival

OCTOBER

Pumpkin Fest
Fall Fest at The Hermitage
Tennessee Beer + Wine Festival
Brentwood Movies in the Park

NOVEMBER

<u>Family Day at the Park at Harlinsdale</u> <u>Wine Down Main Street</u>

DECEMBER

Franklin Christmas Tree Lighting
Flashlight Candy Cane Hunt
Christmas Parades throughout the County
Dickens of a Christmas

WILLIAMSON COUNTY CITIES & TOWNS

FRANKLIN

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. The average home sold in Franklin in 2021 was 3074 sf for approximately \$892,000.

BRENTWOOD

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. Brentwood is knows as a community of luxurious homes with the average sale price in 2021 topping \$1.06 million for a 3870sf home

FAIRVIEW

Fairview is a small, mostly rural town with a population of only 8700. In terms of real estate, it is one of the more affordable of all Williamson County cities and towns with a median sale price in 2021 of \$463,101 for an average size home of 2190sf. Most of the lot sizes in Fairview are larger than much of the county. It has a small town feel but is still close to big city activity in Nashville and shopping in Brentwood, Nashville and Cool Springs.



WILLIAMSON COUNTY CITIES & TOWNS

NOLENSVILLE

The past decade Nolensville has seen incredible growth and change. With a quaint small town feeling commercial pocket on Nolensville Road plus luxury neighborhoods being built left and right, it has become a bustling community with new schools and a vibrant life all its own. The average of the homes sold in Nolensville in 2021 was just 5 years old at an average price of just over \$615,000. Nolensville homes are on average around 2866 square feet.

THOMPSONS STATION

The population of this small town just south of Franklin has more than tripled since 2010. Once known for farmland, a tiny historic town center with an old train station, and the old homeplace of Billy Ray Cyrus, it is now seen as a growing community with an award winning High School, a greenway system in the works, and multiple highly coveted luxury communities. In 2021, the homes were on average 2826 sf and sold for just over \$652,000. Thompson's Station's easy access to 165 via 840 makes it highly sought after for commuters and regular travelers.

SPRING HILL

Once a quiet country town with barely any stop lights, Spring Hill is it's own city with big growth plans happening now. A new 165 interchange is in the works as well as a massive mixed use community that will bring tons of new business to the area. Spring Hill is unique in that it is split between 2 counties, Williamson on the North side and Maury on the South side. Because of the availability of both single family homes as well as many townhomes, Spring Hill is the most affordable of all of Williamson County's cities for home purchases. In 2021, the average price was \$437,615 for a 2306 sf home.



WILLIAMSON COUNTY CITIES & TOWNS

COLLEGE GROVE

Home to the ultra luxury resort neighborhood, <u>The Grove</u>, with it's pristine golf course and awe inspiring pool, as well as gorgeous horse farms and beautifully planned new neighborhoods, College Grove has seen significant change and growth since 2012. Compared to the 120% growth in the county since 2012, College Grove has seen a home price increase of 209% in the past decade! In 2012, the average College Grove home was 2584 sf and \$363,219. In 2021 it was 3729 sf and over \$1.12 million! College Grove is ideal for home buyers looking for a little more space, a country feel, but also luxury and easy proximity to the life of a big city.

ARRINGTON

Arrington is a little pocket of a town where Franklin meets Nolensville meets College Grove. If you blink you may miss it, but it is worth the trip to visit to experience the charming homes on large lots and the darling shops at the heart of the town. Arrington is home to a stunning vineyard where people love to gather on the hillside to enjoy warm evenings with friends, settle in for live music, and of course sample the local wines. In Arrington, you are likely to find a home on a larger home on a generous lot. In 2021 the average home size was 4119 sf for \$981,810. Arrington has on average the largest homes in the county.





MEET OUR TEAM



AMANDA BARON REALTOR®, Lead Agent abtnhomes@gmail.com 615.202.5504

Since 2016, Amanda has been guiding her real estate clients through the buying and selling process with grace, expertise, and a bit of humor. The wife of a physician, Amanda learned first hand the challenges of a cross country move. She set out to become a resource for physician families relocating to middle Tennessee and now uses her expertise to serve buyers and sellers of all backgrounds and occupations.

As a resident of Williamson County, Amanda has a wealth of knowledge and contacts to share to make your move to one of Tennessee's hottest markets easy. She is an expert negotiator, holds integrity as a high value and her care for others is unmatched. Amanda's business has been built on personal referrals because anyone who encounters her knows that she will get the job done and do it with kindness and honesty.

She lives on a hobby farm in Arrington with her husband, 2 sons, and a charming menagerie of animals.



CEN CLARK
Administrative Assistant to Amanda
cenclark1@gmail.com

Cen spent 20 years in corporate consulting and the last 5 years she and her husband focused on moving from Arizona to Nashville in order to be closer to their kids. She supports Amanda with all of the administrative tasks that go along with a real estate transaction.

She has 2 kids, 3 grandbabies and 2 dogs. Cen loves to read, hike and bike.



COMPASS RE



CASEY PRINCE
Director of Operations
caseywprince@gmail.com

With more than 10 years of real estate experience and twice that in marketing, Casey brings an eye to Amanda's team for getting properties noticed. She spent 6 years in general brokerage in Williamson County. As director of operations she has a hand in all of the behind the scenes operations of a real estate team. Casey lives in Hickory, North Carolina with her husband, 2 sons and daughter.

If you have any questions or you're ready to start your journey to relocation, email Amanda at abtnhomes@gmail.com or call 615.202.5504 to connect.

OFFICE INFORMATION

Cool Springs Office

4031 Aspen Grove Drive Suite 400 Franklin, TN 37067



COMPASS RE





We hope this guide helps you get started in your process of learning about different communities within Williamson County, exciting things to do, and all the joys of living in this beautiful area. No matter where your relocation story takes you, Amanda will be here to help you with anything you need along the way.

We look forward to helping you make Williamson County your next home!

ABTNHOMES.com



COMPASS RE

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