

FREE GUIDE

MIDDLE

Tennessee's

AREA

GUIDE

Williamson Co. · Wilson Co. · East Nashville · Bellevue
Hendersonville · Murfreesboro · Nashville Proper

The honest breakdown of every major area — prices, vibe, schools & who it's really for.

"Not sure where in Middle TN you actually belong? Let's figure that out."

— Alyssa Haines, eXp Realty | (615) 557-5105

Where Do YOU Actually Fit?

Middle Tennessee is a BIG metro — and where you land matters a lot. Every area has its own price point, personality, school situation, and commute reality. Here's the honest comparison so you can stop Googling and start deciding.

01

WILLIAMSON COUNTY

Franklin · Brentwood · Spring Hill · Nolensville

TOP SCHOOLS

FAMILY HQ

Median \$500K–\$1M+ (varies by city)

Best for: Families who want the whole package — schools, safety, community, lifestyle

The crown jewel of Middle Tennessee. Top-ranked schools in the state, incredibly safe communities, and a lifestyle that's hard to beat. Franklin has the charm and the dining scene. Brentwood has the prestige. Spring Hill has the value. Nolensville is the hidden gem. If schools are your #1 priority — this is your answer.

■ Top 1% of TN public schools · ACT avg 25.3 vs state avg 19.3

■ 20–40 min to Nashville depending on city

02

WILSON COUNTY

Mt. Juliet · Lebanon

GREAT VALUE

LAKE LIFE

Mt. Juliet ~\$575K · Lebanon ~\$390K

Best for: Families wanting more space, lower price, and a genuine community feel

Wilson County is one of the fastest-growing areas in Middle TN — and for good reason. Mt. Juliet sits right on Percy Priest Lake, has great schools, and offers significantly more house for the money than Williamson County. Lebanon is more affordable and more rural — great if you want land and a slower pace.

■ Wilson County schools rated above state average · Growing district

■ Mt. Juliet ~25 min · Lebanon ~35 min to Nashville

03

EAST NASHVILLE

Lockeland Springs · Five Points · Inglewood

WALKABLE

TRENDY

Median ~\$585K

Best for: Young professionals, creatives, remote workers who want urban energy

East Nashville is Nashville's coolest neighborhood and it knows it. Walkable, vibrant, full of independent restaurants, coffee shops, music venues, and character. Great if you want to be IN the city rather than near it. Gentrifying fast — equity potential is real. Not the best fit if top schools or big yards are priorities.

■ Davidson County schools — research specific zones carefully

■ 5–15 min to downtown Nashville

04

BELLEVUE

West Nashville · Percy Warner area

UNDERRATED

OUTDOORSY

Median ~\$450–\$550K

Best for: Outdoor lovers, families wanting more house without the Williamson Co. price

Bellevue is genuinely underrated and locals know it. You get Percy Warner Park and Edwin Warner Park right in your backyard — some of the best hiking and greenspace in the metro. More affordable than Brentwood with easy access to both Nashville and Williamson County. A solid middle-ground option that often gets overlooked.

■ Mix of Davidson County schools — zone research required

■ ~20 min to downtown Nashville · ~20 min to Brentwood

Where Do YOU Actually Fit?

05

HENDERSONVILLE

Sumner County · Old Hickory Lake

LAKE LIVING

FAMILY FRIENDLY

Median ~\$500-\$550K

Best for: Families wanting lake access, good schools, and lower price points

Hendersonville sits on Old Hickory Lake and has a genuinely charming, small-town community feel. Sumner County schools are solid — not Williamson County level, but well above average. You get a lot of house for the money, real community events, and lake life that's hard to find anywhere close to Nashville at this price.

- Sumner County schools — above state average, growing district
- ~30 min to Nashville · ~45 min to Franklin

06

MURFREESBORO

Rutherford County · MTSU area

AFFORDABLE

FAST GROWING

Median ~\$400-\$450K

Best for: Budget-conscious families, investors, or those working south/southeast

Murfreesboro is one of the most affordable options in the metro and has been growing rapidly. Home to MTSU and a booming local economy. You get significantly more house for your dollar here. The trade-off is commute time to Nashville and Williamson County, and schools are more variable — research by zone.

- Rutherford County schools — varies significantly by zone
- ~35-45 min to Nashville · ~45-60 min to Franklin

07

NASHVILLE PROPER

Germantown · The Gulch · Sylvan Park · 12 South

URBAN CORE

WALKABLE

Median ~\$480-\$600K (neighborhood-dependent)

Best for: Urban lifestyle seekers, young professionals, investors

Nashville proper is for people who want to BE in the city — walkability, restaurants, nightlife, culture, all of it. Germantown is historic and charming. The Gulch is sleek and modern. 12 South is boutique and beloved. Great investment potential. Not the fit if you're prioritizing top schools, yards, or suburban quiet.

- Davidson County schools — varies widely by neighborhood and zone
- You're already there — but traffic inside the city is real

QUICK COMPARISON

AREA	PRICE RANGE	SCHOOLS	COMMUTE TO NASH.	BEST FOR
Williamson Co.	\$500K-\$1M+	■■■■■	20-40 min	Families
Wilson Co.	\$390K-\$575K	■■■■	25-35 min	Value + Lake
East Nashville	~\$585K	■■■	5-15 min	Urban/Creatives
Bellevue	\$450K-\$550K	■■■	~20 min	Outdoorsy/Value

Where Do YOU Actually Fit?

Hendersonville	\$500K–\$550K	■■■■■	~30 min	Lake + Family
Murfreesboro	\$400K–\$450K	■■■	35–45 min	Budget/Investors
Nashville Proper	\$480K–\$600K	■■■	You're there	Urban lifestyle

Not sure which area is right for you?

I help relocating families figure this out every day.
Let's talk — no pressure, just honest advice.

FranklinTN-Homes.com
(615) 557-5105