

The FOUNTAIN

THE LOCKELAND SPRINGS
NEIGHBORHOOD ASSOCIATION
NEWSLETTER

VOLUME 39

HOME TOUR

NOV. / DEC. 2015

Home Tour 2015 in Lockeland

Change — it is hard for us to see things we have loved one way being transformed into something new and different.

Last year, we thought there could not possibly be any more alterations to the neighborhood, and then there were. We have new houses, new restaurants, dozens of new AirBNBs, and a new councilman.

The extension of our conservation overlay is not brand new anymore, but we have new understandings of how it will work every day.

So it is a joy for me to start planning the home tour — it changes, but it doesn't really change — right?

We have different homes and buildings each year, and the poster is new, but the feeling of happiness that I have when I meet the homeowners who become new friends doesn't change.

The gratitude that fills my heart when the members of the board step up to help me when time grows short and I fear we won't be ready reminds me what tremendous friends they have become, and that does not



Elizabeth Smith

change.

The Celebration of Home Tour symbolizes what it means to live in Lockeland Springs — being a good neighbor.

Even if you are visiting for the tour, you are still a part of this glorious tradition. We love entertaining guests and sharing this jewel of a place to live with you.

The homes on this year's tour, and their owners, will give you a glimpse into what it is like to live in Lockeland Springs.

Victorian, craftsman bungalow, or new construction, the homes are warm and welcoming.

We have brand new families with tiny babies to empty nesters reinventing themselves as a family.

And we are all at home here in our beloved pocket of East Nashville.

Welcome to Lockeland Springs.

Elizabeth Smith is president of the Lockeland Springs Neighborhood Association.

37th ANNUAL **TOUR OF HOMES**

Dec. 5 — 5-9 p.m.
Dec. 6 — 1-5 p.m.



TICKETS:
LOCKELANDSPRINGS.ORG

**THE NEXT LSNA
NEIGHBORHOOD
MEETING WILL BE
THURSDAY, NOV. 19,
6:30 P.M., AT
MAD DONNA'S LOFT,
1313 WOODLAND.**



HOME TOUR: GUIDE TO THE ARCHITECTURE

Most homes in Lockeland Springs were built in a handful of historical styles as described here by the Metropolitan Historical Commission.

Queen Anne

Irregular shaped roof with steep pitch; dominant front-facing gables; asymmetrical facade; porch with delicate turned supports.

Transitional Victorian

"Gable front and wing" versions common in the South; porches with Greek or Roman-inspired columns; cornice-line detail such as brackets.

Colonial Revival

Symmetrical facade with center door and paired windows; front door accented by pediment and pilasters or entry porch with slender columns.

Neo-classical

Usually one-story cottages with hipped roofs and dominant central dormer; full or partial-width porch supported by classical columns.

Craftsman (bungalow)

Low-pitched, gabled roof; wide eaves with exposed rafters; centered shed or gable dormer; porches with tapered square columns.

Tudor

Facade dominated by one or more gables; steep roof; decorative half-timbering; massive chimneys often part of front facade; most commonly constructed of brick.



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Lockeland holiday lights contest seeks nominations

Lockeland Springs is having a holiday lights contest!

If you would like to nominate a property, simply email the street address to newsletter@lockelandsprings.org by Sunday, Dec. 13.

Winners will receive gift cards to local businesses.

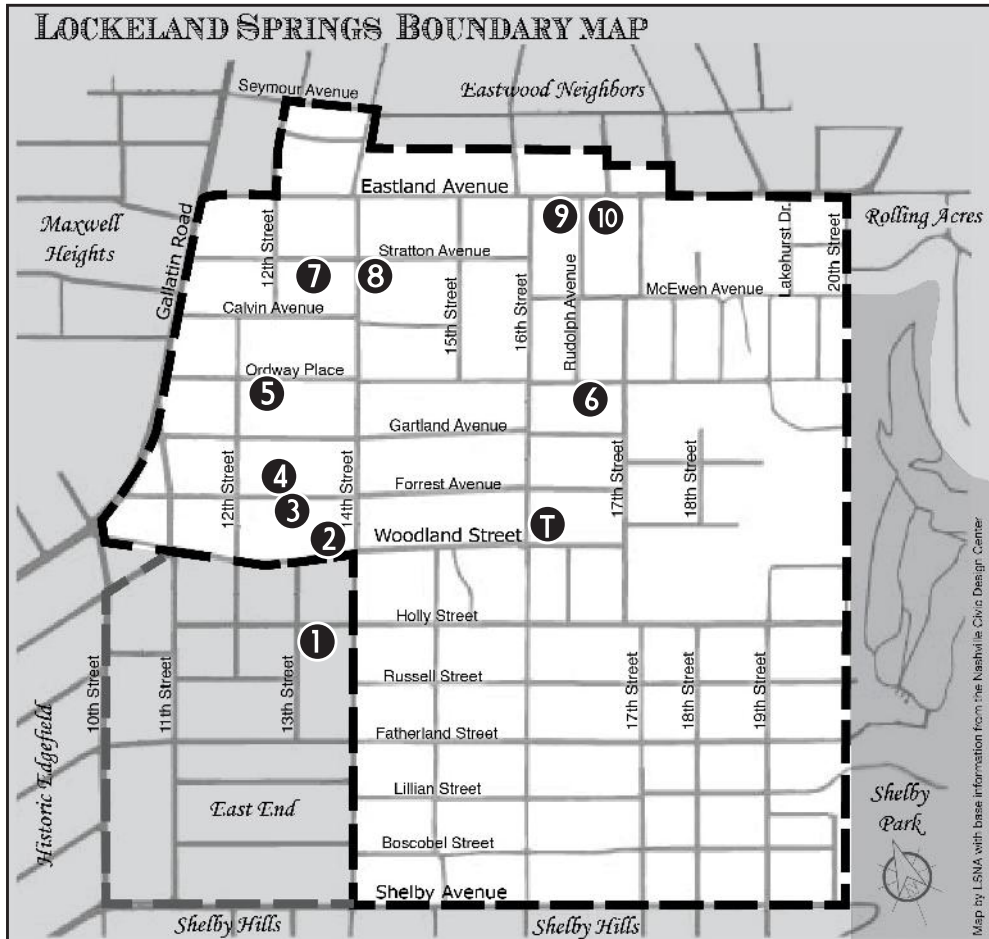


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TOUR GUIDE 2015



Dec. 5: 5-9 pm
Dec. 6: 1-5 pm

1: 1300 Holly St.

2: 1309 Woodland St.

3: 1218 Forrest Ave.

4: 1301 Forrest Ave.

5: 1206 Ordway Pl.

6: 1626 Ordway Pl.

7: 1302 Stratton Ave.

8: 511 N. 14th St.

9: 1610 Eastland Ave.

10: 1702 Eastland Ave.

T — Tickets available on the day of the tour at Urban Cowboy Bed and Breakfast, 1603 Woodland St.

Advance Tickets for Home Tour

\$15

Online:
lockelandsprings.org

In person:
Sweet 16th Bakery
311 N. 16th St.

Alegria
1108 Woodland St.

Art & Invention
1106 Woodland St.

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1300 Holly Street

The house at the corner of Holly and South 13th streets faces onto 13th and was long known as 101 S. 13th St. The house is a traditional Victorian cottage with front and side gabled wings projecting from a pyramidal roofline. The covered wraparound porch, multiple chimneys, and side bay window are common features of this house type.

The first owner of the house was Charles Mortimer Joseph. He and his wife, Cordelia, lived here with their children from 1900 through the early 1930s. Joseph worked as a deputy collector for the U.S. Internal Revenue Service in 1900, and was working for the State Department of Insurance and Banking in 1931, the year he passed away.

Two separate families, Clifford and Wilma White, and Henry and Maudie Schindler, lived in the house from the mid-1930s through 1944. White was a meat cutter at H.G. Hill and Schindler was a contractor. By 1943, a third couple lived in the house as well. Ray and Elizabeth Payne purchased the house in 1944. Payne was a salesman for Jersey Farm Milk Service. The Payne family took in boarders in 1950, and for the next 20 years, multiple families lived in the house at a time.

The house was a rental property through 1995, when it again became owner-occupied.



Current owners Jerry and Marjie Smith are originally from Canada, but relocated to Nashville in 2005 when Jerry accepted a position of senior rector at St. Bartholomew's Episcopal Church in Green Hills.

They rented in that area for more than a year before moving to the east side. They were drawn by the sidewalks and the sense of community in the neighborhood and Marjie says, "I saw the house and that was it."

They have lived here since 2006 and undertaken several home projects, including rebuilding the front porch and remodeling the kitchen and bathroom. The house has a full basement apartment, which the Smiths are using as an Airbnb.



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1309 Woodland Street

The basic form of this Victorian cottage is similar to its neighbor, 1311 Woodland Street, which tour-goers may recall from the 2014 tour.

The houses were built at roughly the same time, between 1900-1910 and have the same complex rooflines, hipped front and side dormers, large double chimneys, and wraparound porches.

While the houses were likely twins early on, alterations to the porches and roofing materials have created different appearances today. The most noticeable alteration is the partial enclosure of the front porch on 1309, to the left of the front door. This enclosure likely took place long ago in an effort to create additional square footage for rental income.

While many homes in the neighborhood have housed several long-term residents, 1309 Woodland has not. Up through 1930, the occupants of the house changed every couple of years and included a lumber inspector, a travel agent named Stars, and a foreman. In 1915, C. Lester Liggett and his wife, Susie, lived here, while his business partner, James Patterson, lived next door at 1311. The two operated a grain and feed business called Liggett & Patterson.

Beginning in 1930, and continuing through the 2010s, the house was divided into apartments and used as a rental. One year, there were six couples documented as living in the house. The home was purchased by investors who undertook an



ambitious and thorough renovation in 2014.

The Connor family moved from Atlanta to Nashville this summer. They looked at homes in both the 12South and East Nashville neighborhoods, but when they saw 1309 Woodland, they knew it was the house they wanted.

Susanna says they feel like the neighborhood is a great mix of young, alternative people and families who have been here a long time who are really invested in the neighborhood.

The Connors fit right into Lockeland Springs: S.M. is in the music business, Susanna flips houses, and they have a young daughter. So when he says, "it seems like our people live here," it makes perfect sense.

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1218 Forrest Avenue

The house has an unusual form: a front gabled main body and a side-gabled wing with dormer. The side likely represents an addition, though an early one. The front gable field features a tripartite window. The full front porch features round columns, doubled on either side of the door.

The first owner of record is Harry F. Cooper. Cooper was the secretary and treasurer for Cooper & Ferguson and lived in the house, along with his adult son Harry, Jr., until around 1915. From 1915 through the mid-1920s, the house was owned by Thomas N. Remy and his wife, Mildred. Remy was the president of the Remy-Nance Printing Company on 3rd Avenue. From around 1925 until the mid-1940s, the Crow family owned the house. Furney Crow ran FH Crow Lumber Company and lived here with his wife, Gertrude. In the late 1930s, their son, William Russell Crow, and his wife, Eleanor, lived with them here. The house was purchased in 1953 by Claude Beasley and his wife, Mattie. Claude's occupation is listed as "collector." From 1965 through 1970, Horace Hunt, a driver for Brecko Industries, and his wife, Ruby, lived in the house with the Beasleys, likely as boarders. Claude was retired by 1967 and had passed away by 1972. Mattie continued to take on boarders and lived in the house through the early 1980s. Charles Lewis



owned the house and lived there from 1982 until he sold it to former Metro Councilman Mike Jameson and his wife, Tamara, in 1997.

The current owners, Ryan and Ann Petersen, purchased the home from the Jamesons in 2014. The Petersens relocated from Minneapolis in 2011 and lived in a rental home on Stratton for three years. They loved their neighbors on Stratton, but by 2014 they needed a larger home. When they saw 1218 Forrest, they were drawn to the original woodwork, pocket doors, and windows, the great layout of the house, and the big backyard for their dogs and two daughters. The Petersens have updated the kitchen and bathrooms, painted inside and out, refinished the floors and added a back deck. They had never owned a historic home before and love the experience.

1301 Forrest Avenue

The home at 1301 Forrest Avenue was constructed prior to 1910. The first resident of record is Thomas D. Ransdell, who was a salesman for The Manix department store and later a traveling salesman for Bradford Wholesale Furniture Manufacturing Co.

Once Ransdell moved out around 1918, the house was occupied by a variety of people, rarely for more than a few years at a time. Residents during this period were likely renters and included salesmen, widows, a travel agent and, notably, the warden at the Department of Game, Fish and Forestry.

In the mid-1940s, Delbert Kinzer and his wife, Eunice, purchased the home. They lived there until the early 1970s. Delbert worked for the Louisville & Nashville Railroad as a pipefitter and later for Nashville Electric Service and Metro Electric Power.

Following a common trend in the neighborhood, the house was a rental from the early 1970s until it was purchased in 1996.

Longtime tour attendees may remember the house from its previous appearance on the Home Tour in 2007, when it was owned by local restaurateurs Chris Lowry and Jay Luther.

Courtney Rogers purchased the home in 2012.



Rogers grew up in Hermitage, spent four years in Knoxville and five years in New York City. When she decided to return to Nashville, she was drawn to Lockeland Springs for its walkability.

She wanted to be in a neighborhood with yoga studios, coffee shops and restaurants. When she toured the home, she liked the old house vibe and was really sold by the upstairs master suite.

This hip-roofed Victorian-era cottage has a front gabled dormer with a unique flared shape, a wraparound porch, and a large bay window.

1206 Ordway Place

The brick cottage at 1206 Ordway Place features full-height stone columns across the wide front porch. The asymmetrical street façade has an entry door surrounded by side lights and a transom. The side-gabled roof features a dormer with triple one-over-one windows.

Constructed around 1914, the early occupants of the home changed every couple of years.

Then in 1919, the house was purchased by William and Sallie Yeargin. William was a merchant who ran a dry goods store on 2nd Avenue called W.A. Yeargin & Sons with his father and brother. He lived in the house on Ordway until his death in 1944; Sallie continued to live there for another 20 years.

From 1972 through the mid-1980s a retired couple, Van and Cath Claborn occupied the home. By the late 1980s the house was split into apartments and was rented out to tenants through 2013. In that year, a new owner completely renovated the house, converting it back into a single-family residence.

Claire and Patrick Gibson had been living in Sylvan Park since 2011 when they began to look for



a new home earlier this year.

Though they loved Sylvan Park, Lockeland Springs quickly became their top-choice neighborhood. They found the house for sale by owner through a mutual friend and loved it right away.

Because the house had been so recently renovated, they have done very little work beyond painting.

The Gibsons are enjoying the extra space of their new home and the proximity to neighborhood restaurants.

1626 Ordway Place

The traditional Craftsman-style bungalow at 1626 Ordway Place features a full front porch with post-and-pier columns, a front-gabled dormer above, knee brackets under the eaves on the side elevations, and three-over-one windows. These details are typical of Lockeland Springs bungalows constructed around 1925.

The earliest residents of the house were Lewis and Zola Peal. Lewis worked for the Tennessee Central Railway Company.

In the 1930s and 40s, the house was first occupied by a police inspector and then by a meat inspector: Edgar Wright and wife Janie, followed by Benjamin Hill and wife Edna.

The longest residents of the house were Burnice L. Boyd, a shoemaker, and wife Robbie, who lived here from 1949 to 1965. In 1970, Mrs. Mary A. Mixon lived here — Mrs. Mixon was a seamstress for National Casket. Mrs. Ollie Mae Reid purchased the house in 1971 and lived here with her adult daughter, Sarah, until her death in 1999.

Zack and Jenny Warren moved to Nashville in 2006 when Zack took a position at Vanderbilt. The Warrens told their realtor that they like old houses, and ended up in Lockeland Springs.

Seven years and two children later, the one bathroom bungalow was starting to feel like it no



longer met their needs. So the family undertook a major renovation in 2013, with the help of Bootstrap Architecture and Construction and contractor Aaron Rosburg.

The renovation updated the home with a more open floor plan and 2.5 baths.

Other major changes included flipping the stairs, creating an office nook in the rear dormer, and expanding the master bedroom into the former back porch area.

No addition was constructed, but additional square footage was added by opening up space in the eaves on the second floor. French doors were reintroduced to separate the front parlor/playroom from the more formal living room.

1302 Stratton Avenue

The home at 1302 Stratton is a beautiful Victorian cottage with lovely exterior details, including a wraparound porch, a small side porch with a decorative hood, stained glass windows, and a dormer with balcony. The interior retains many original details, including transoms above the doors, pocket doors, four coal-burning fireplaces, and chair molding.

The home was owned from 1910-1923 by real estate agent James White and wife Lucy. In the 1920s and 30s, Rev. J. Miller Cook and his family lived in the house. Most likely, they rented the home out for a few years while living elsewhere before returning.

Cook was pastor at Edgefield Cumberland Presbyterian Church, which was located at the corner of 10th and Russell streets. His adult sons and daughter-in-law lived in the house as well. J. Miller, Jr., was a clerk at Burroughs Adding Machine Company, while Paul was a printer for the Cumberland Presbyterian Publishing House.

In 1946, John Hailey and his wife, Bell, purchased the home. They owned it until 1962, when Beatrice Crafton purchased it. Mrs. Crafton, a widow, lived in the house through 1985.

The history of this home is unique for Lockeland



Springs in that it was not split into apartments, and with the exception of a few sporadic years, it has been primarily owner-occupied. This may account for the fine condition of the property.

Current owners Maegan and Jonathan Martin, both attorneys, purchased the home in 2014.

Prior to moving in, they did some work painting, adding wallpaper, building closets upstairs, and relocating the laundry room. The Martins had lived in a historic home in Knoxville and found that their neighbors had chosen to be there intentionally and they loved that feeling.

They appreciate the walkability of the neighborhood and the proximity to good schools.

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and East Nashville for your
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511 N. 14th Street

The house at 511 N. 14th St. was likely constructed shortly before 1900. The earliest known owner was William L. Smith, a manager at the Ford Flour Company.

About 1912, Dr. Young W. Haley purchased the house, moving from 1214 Forrest Ave. Haley was a physician, a professor of Physiology, Materia Medica, and Therapeutics at Vanderbilt, and a board member at Nashville General Hospital. When he purchased the home, his medical practice was downtown in the Hitchcock Building.

By 1930, he had an office at 1308B Stratton Ave., across 14th Street from his home. He may have also worked out of his home; patients are rumored to have awaited the doctor on the built-in window boxes in the parlor. Haley retired in 1941 and died two years later. His widow, Lera, continued to live in the house until 1955.

Lera founded the East Side Civic Club, which became the Nashville Woman's Club. When the club constructed an auditorium in the 1970s, it was named Haley Hall, in Lera's honor.

The house was purchased by Robert R. Partee around 1960. Partee, a factory worker at Genesco, lived here for about a decade with his wife Faye.

As early as 1920 there were other residents on the property, possibly living in the apartment above the rear garage. The earliest of these was a fellow physician, Dr. R.N. Herbert. Tenants continued to occupy the property throughout the 1950s and 60s.

Current owners Missy and Justin Scalise have lived in East Nashville for about eight years.



They fell in love with the house when it came on the market in 2013.

The large brick home sits on a half-acre lot at the corner of Stratton Avenue and 14th Street. It faces 14th Street, but is significantly set back, creating a large front yard. The deep wraparound porch is supported by full-height stone columns. The second story is created by hip-roofed dormers. The home contains many original interior features, including 12 foot ceilings, a built-in window bench, pocket doors, and a butler's pantry.

Don't miss Dr. Haley's original medicine cabinets, which the Scalises reinstalled in the kitchen!



A LOCAL BAR

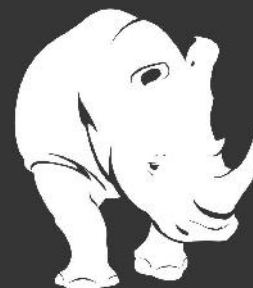
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1610 Eastland Avenue

The home at 1610 Eastland Avenue sits at the corner of Eastland and Rudolph avenues. Like 1702 Eastland (also on the tour), this is a newer home with a traditional design that fits well into the existing neighborhood.

This home was constructed in 2000 and shares many features with Victorian-era cottages. The pyramidal roof, full front porch, and hip-roofed dormer are all reminiscent of this historic style that's common throughout Lockeland Springs. The rear of the house contains some clues that it is a newer build. The large rear dormer stretches the roofline all the way to the rear façade, allowing for a larger second story than in a traditional cottage. Additionally, the slope of the site permitted the construction of a basement.

Lynn Taylor, who designed the house, took advantage of this slope and included a two-car garage on the basement level, open to the alley.

Homeowner Sharon Greaves has been in commercial real estate for 20 years. She was living in a condo at Nipper's Corner in 2001 when work commitments began bringing her to East Nashville.

She, "fell in love with the neighborhood," and started looking for a home around 2005. She saw several houses that needed work, but wasn't



interested in taking on a project. When her realtor called to say that she had found the perfect house, Sharon was skeptical. But when she walked in, she knew this was the house for her. She loved the traditional design and the move-in ready condition of the 3-year-old home — plus the previous owners had kept it in immaculate condition.

She has done minimal work on the house in the last decade, including painting, replacing kitchen appliances, and having the master closet built out.

When Sharon married earlier this year, husband, Pete, (Chief Technologist for Health Informatics at Vanderbilt Medical), and his three dogs and cat moved into the house.

1702 Eastland Avenue

The home at 1702 Eastland Ave. fits the character of Lockeland Springs so well that a passer-by might not realize that it is a new home.

The house was constructed by a builder on an empty lot in 2014. The side-gabled roof with the full front porch, post-and-pier columns and front dormer evoke a traditional Craftsman style. In fact, these characteristics are shared with the 1920s home at 1626 Ordway Place, also on the tour this year.

This contemporary home is 1,000 square feet larger than the Ordway bungalow and provides a nice example of a spacious new home that fits seamlessly into its historic context.

Be sure to notice the historic replica details on the interior, including the wainscoting, butler's pantry, arched doorways, and timbered ceiling.

The owners, Steve and Yvonne Bland, moved to Nashville from Pittsburgh in 2014, when Steve became CEO of Nashville MTA/RTA. Yvonne teaches college-level communications courses at Nashville State and online courses in three other cities where the Blands have lived.

When planning the move to Nashville, the Blands wanted to find the right compromise.



After years of suburban living, Steve was looking for an urban environment with coffee shops and restaurants within walking distance, while Yvonne wasn't ready to give up green space and square footage (a one-bedroom apartment downtown was not an option for her).

They feel they've found the perfect compromise in Lockeland Springs, and did not even really look at other neighborhoods. All the urban amenities are accessible by foot, the houses have yards and trees, there are dogs everywhere.

And, of course, the neighbors are friendly.

now&then



The 2005 home tour — still known as the Christmas Tour of Homes at the time — included a visit to the East Branch Library. This illustration is by prominent Nashville artist Bryce McCloud, who has illustrated several of the neighborhood's landmarks and who designed home tour posters for several years.

The library opened in 1919 as the last of four Carnegie branches, of which two remain. It sits on a triangular lot donated by the Nashville Railway and Light Company.

'THE FUTURE' AS TOLD IN 2005

Lockeland Springs had bounced back from the April 1998 tornado, but the subject of the recovery and a rebuilding tool known as the Regional/Urban Design Assistance Team, or the R/UDAT, was still being discussed.

In winter 2005, the home tour booklet let visitors know about the "new urbanism" commercial and residential complex being built at the corner of 11th and Fatherland streets, across from Bill Martin's.

"Our landscape is certainly changing," the guide concluded.

And while it sounds curious now, the R/UDAT was also being credited at the time for an idea proposed to be a Civic Square at the point where Main Street turns north and becomes Gallatin Road, to bring together East Literature, the East Branch Library and the Woodland Presbyterian Church.

"Public meetings were held this past year finalizing a plan for this grand civic space to become the next important step in the public transformation of East Nashville," they said at the time.

Ten years ago — how time flies! — the Christmas Tour of Homes included 17 sites, including nine private homes and a large array of other institutions.

At the time, Plowhaus Artists' Cooperative was a regular site on the tour, and the Holly Street Firehall made one of its frequent appearances on the tour circuit.

While the 2005 tour booklet described the neighborhood's namesake — Lockeland Spring, and the "curative powers" of its water — it was a time when there wasn't access to the land that surrounds the spring behind Lockeland Design.

That's changed, thanks to the work of the neighborhood association in creating Lockeland Park, accessible from Woodland Street and from S. 19th Street.

Visitors back then were also a touch closer to the origins of the neighborhood association — in 1978 — and to the 1981 creation of the East Nashville Historic District.

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