



Others Will Thank You.

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Sumner County with a population of 160,645 according to the 2010 Census, has seen an increase of 23% over 2000.

The Case for Middle Tennessee:

- **No state income tax.**
- **Great property values.**
- **Low property taxes.**
- **Low auto and property insurance rates.**
- **Great medical facilities.**
- **Four distinct seasons with mild winters.**



Sumner County — A Nashville Suburb

A suburban lifestyle right next door to Music City



Sumner County has a population of 160,645 according to the 2010 Census (an increase of 23% over 2000). The main cities are Hendersonville (Population 48,332) Gallatin (Population 30,504) Goodlettsville (Population 17,299) and White House (Population 10,316). Nearby Metropolitan Davidson County (Nashville) has a population of 626,681 according to the 2010 Census (an increase of 10% over 2000).

Sumner County was formed in 1786 from Davidson County and is the second-oldest county in Middle Tennessee.

Sumner County is located in Middle Tennessee along the northern boundary of the state, on the border with Kentucky. Sumner County is in the Greater Nashville metropolitan area. The county has a total area of 543 square miles of which 529 square miles is land and 14 square miles is water. The western edge of Sumner is about 12 miles drive to downtown Nashville.



Homes in Sumner County Under \$200,000 Near Nashville, TN



MLS No. 1286126 List Price **\$159,900**

3 Bedroom 2.5 Bath on landscaped park like yard

[143 Wessington Pl, Hendersonville, TN 37075](#)

[18.4 miles drive to Downtown Nashville](#)

1 Story, **2514** Square feet, Total Rooms 7

Taxes **\$1,118** Lot 0.350 Acres, Year Built 1970

Construction All Brick / Wood

[Click Picture for more photos, Address for map.](#)



MLS No. 1247133 List Price **\$178,999**

4 Bdrm 2.5 Bath Master suite on the main level

[301 Hunterwood Dr. White House, TN 37188](#)

[25.5 miles drive to Downtown Nashville](#)

2 Story, **2996** Square feet, Total Rooms 9

Taxes **\$1,531** Lot 0.290 Acres, Year Built 1997

Construction Siding / Vinyl

[Click Picture for more photos, Address for map.](#)



MLS No. 1278297 List Price **\$189,900**

4 Bedroom 3 Baths Large Deck & Porch

[135 Braxton Park Ln Goodlettsville TN 37072](#)

[15.4 miles drive to Downtown Nashville](#)

2 Story, **2623** Square feet, Total Rooms 10

Taxes **\$1,443** Lot 0.240 Acres, Year Built 1996

Construction Partial Brick / Vinyl

[Click Picture for more photos, Address for map.](#)

Homes in Sumner County Under \$315,000 Near Nashville, TN



MLS No. 1299626 List Price **\$309,900**

4 Bedrooms 2 Baths 1 Half Baths

[2116 Bayview Dr. Hendersonville, TN 37075](#)

[21.6 miles drive to Downtown Nashville](#)

2.5 Story, **3275** Square feet, Total Rooms 11

Taxes **\$2,500** Lot 116 x 218, Year Built 1986

Construction All Brick / Vinyl

[Click Picture for more photos, Address for map.](#)



MLS No. 1301936 List Price **\$310,500**

4 Bedrooms 3 Baths 1 Half Baths

[1252 Twelve Stones Crossing, Goodlettsville, TN](#)

[15.5 miles drive to Downtown Nashville](#)

2 Story, **3598** Square feet, Total Rooms 11

Taxes **\$2,939** Lot 0.380 Acres, Year Built 1999

Construction All Brick / Wood

[Click Picture for more photos, Address for map.](#)



MLS No. 1296602 List Price **\$314,900**

5 Bedrooms 3 Baths 2 Half Baths

[863 Loretta Dr. Goodlettsville TN 37072](#)

[15.5 miles drive to Downtown Nashville](#)

2 Story, **4584** Square feet, Total Rooms 11

Taxes **\$1,912** Lot 0.340 Acres, Year Built 2003

Construction All Brick / Vinyl

[Click Picture for more photos, Address for map.](#)

Homes in Sumner County \$410K - \$440K Near Nashville, TN



MLS No. 1259014 List Price **\$409,900**
4 Bedrooms 3 Baths 1 Half Baths
[113 Spy Glass Way , Hendersonville, TN 37075](#)
22.1 miles drive to Downtown Nashville
3 Story, **4088** Square feet, Total Rooms 10
Taxes **\$3,261** Lot 0.290 Acres, Year Built 1992
Construction All Brick / Vinyl
Click Picture for more photos, Address for map.



MLS No. 1295724 List Price **\$418,000**
3 Bdrm 3 Bath Beautifully landscaped & private
[1126 Longview Dr . Hendersonville, TN 37075](#)
22.2 miles drive to Downtown Nashville
2 Story, **4231** Square feet, Total Rooms 11
Taxes **\$1,761** Lot 2.37 Acres, Year Built 1997
Construction All Brick / Vinyl
Click Picture for more photos, Address for map.



MLS No. 1283280 List Price **\$440,000**
3 Bedrooms 3 Baths 2 Half Baths
[104 Hidden Point, Hendersonville, TN 37075](#)
21.8 miles drive to Downtown Nashville
2 Story, **4053** Square feet, Total Rooms 11
Taxes **\$3,109** Lot 0.230 Acres, Year Built 1986
Construction All Brick / Wood
Click Picture for more photos, Address for map.

Homes in Sumner County \$522K - \$600K Near Nashville, TN



MLS No. 1287420 List Price **\$522,000**

4 Bedrooms 4 Baths 2 Half Baths

[309 Hunters Lane, Hendersonville, TN 37075](#)

[23.7 miles drive to Downtown Nashville](#)

2 Story, **5374** Square feet, Total Rooms 11

Taxes **\$3,773** Lot 3.01 Acres, Year Built 2007

Construction All Brick

[Click Picture for more photos, Address for map.](#)



MLS No. 1280211 List Price **\$569,900**

4 Bedrooms 5 Baths 2 Half Baths

[1039 Somerset Downs Blvd, Hendersonville, TN](#)

[21.6 miles drive to Downtown Nashville](#)

2 Story, **5800** Square feet, Total Rooms 14

Taxes **\$3,095** Lot 0.36 Acres, Year Built 2006

Construction All Brick / Vinyl

[Click Picture for more photos, Address for map.](#)



MLS No. 1269761 List Price **\$599,900**

5 Bedrooms 4 Baths 2 Half Baths

[1012 Kidron Way, Hendersonville, TN 37075](#)

[21.8 miles drive to Downtown Nashville](#)

2 Story, **5879** Square feet, Total Rooms 15

Taxes **\$3,315** Lot 0.430 Acres, Year Built 2006

Construction All Brick / Vinyl

[Click Picture for more photos, Address for map.](#)

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Old Hickory Lake — Sumner County's Jewel in the Crown



When icons like Johnny Cash and Roy Orbison chose to make Sumner County their home, undoubtedly a good part of their decision was based on Sumner's Old Hickory Lake. These Music Legends both owned homes along the shore of its vast expanse.

With over 22,000 acres of water

and 440 miles of shoreline, Old Hickory offers plenty of hiking, fishing, boating, skiing, and other lake activities.

Old Hickory Lake was constructed by the U.S. Army Corps of Engineers beginning January, 1952. The dam was closed and the filling of the lake began June 11, 1954. The lock opened to navigation June 14, 1954 and electrical power began production April 5, 1957.

The total length of Old Hickory Dam is 3,750 feet and the elevation of the reservoir at maximum pool level, which covers an area of 22,500 acres, is 445 feet above sea level. The backwater length of the reservoir at the top of the gate level is 97.3 miles long. Old Hickory Reservoir at

maximum pool has 440 miles of shoreline and contains 467,000 acre feet of water (150 Billion Gallons).

Old Hickory Dam is located on the Cumberland River at mile 216.2, and is in Davidson and Sumner Counties, Tennessee, 25.5 miles upriver from Nashville. The counties surrounding Old Hickory Lake include Davidson, Sumner, Wilson, Trousdale, and Smith Counties.

