



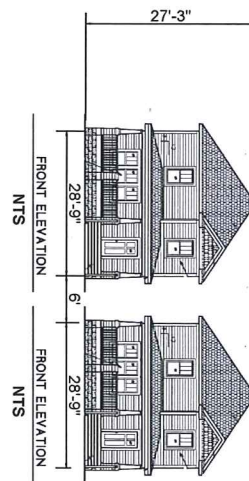
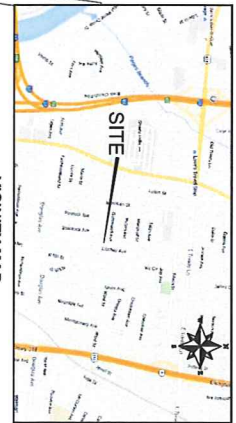
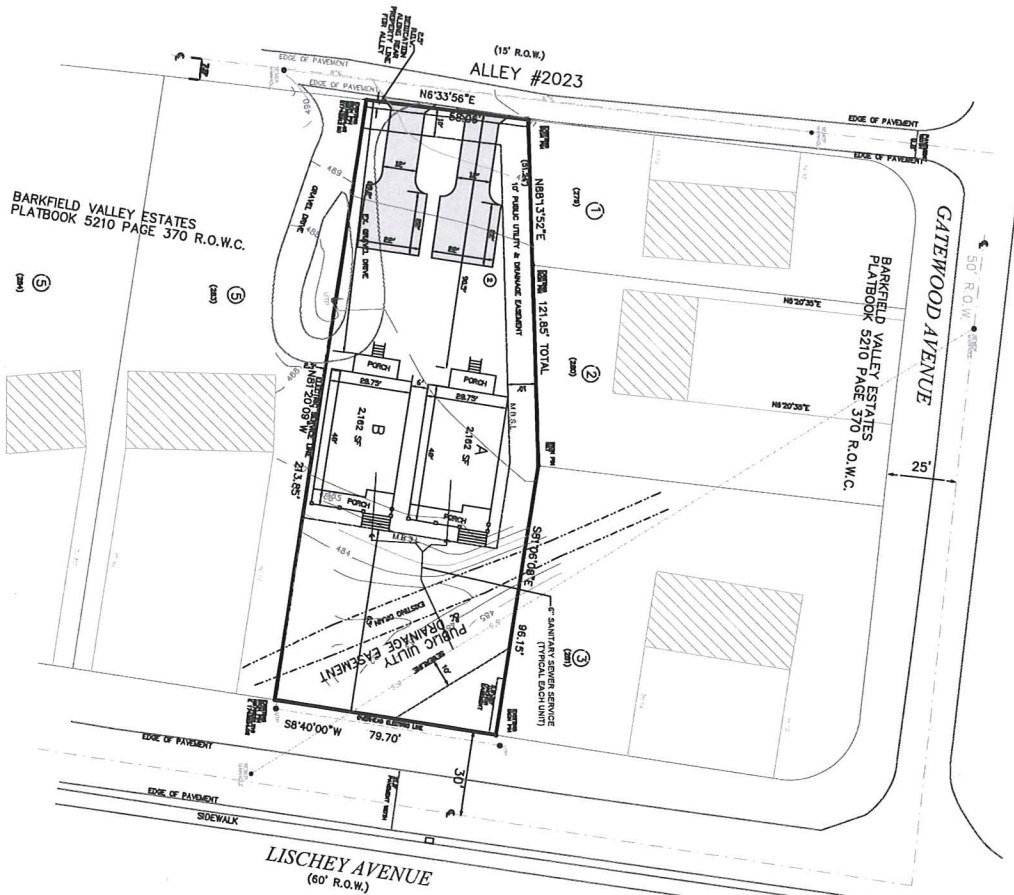
METROPOLITAN COUNCIL

Metro Council Office

**PROPOSED
SUBSTITUTE ORDINANCES
AND SITE PLAN ON FILE
WITH THE
METRO CLERK FOR THE
COUNCIL MEETING OF
TUESDAY, FEBRUARY 16, 2016**

SITE PLAN
COUNCILMAN SCOTT DAVIS

BL2015-54



NOTES:

1. PURPOSE NOTE: TO REZONE THE EXISTING PROPERTY FROM RES TO SF-A (SINGLE-FAMILY RESIDENTIAL). ALL FOR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 7890 AND THE DRAINAGE ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A CONDITION TO BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE REGULATIONS.
2. THE DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC FORM OF THE PROPOSED DEVELOPMENT. THE EXACT LOCATION, SIZE, AND ORIENTATION OF THE BUILDING SHALL BE DETERMINED BY THE ARCHITECTURAL REGULATIONS AT THE TIME OF FINAL APPLICATION. IN ORDER TO MAINTAIN AND IMPROVE UTILITIES IN THIS SITE AND UNOBTAINED ACCESS TO THE DRIVEWAY AND DRIVEWAY SHALL BE DETERMINED BY THE ARCHITECT.
3. THE PROPOSED DEVELOPMENT SHALL BE CONFORMED TO THE CITY OF NASHVILLE'S 15' SETBACK REQUIREMENTS FOR ALL SIDING AND ROOFING.
4. THE PROPERTY IS LOCATED WITHIN AN UNPAVED AREA ZONE (AAS) SHOWN ON FEMA FLOOD INSURANCE RATE MAP'S COMMUNITY PANEL NO. 470302009F DATED APRIL 20, 2007.

PROJECT # 2015-07-201
COUNCILMAN - SCOTT DAVIS
EMAIL - scott.davis@nashville.gov
PHONE - 615.259.3111
DATE - 07/20/15

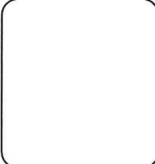
STORMWATER CALCULATIONS:
TOTAL AREA COVERED BY PROPOSED IMPROVEMENTS: 2,141 SF
BUILDING: 2,141 SF
TOTAL IMPROVEMENTS: 4,282 SF
FLOOD PROTECTION: 1.77% SF
FLOOD PROTECTION: 18.89% WHICH IS LESS THAN 20% FOR TIER 1

OFF-STREET PARKING SPACE REQUIREMENTS		
SINGLE FAMILY UNITS	REQUIRED PARKING 2 SPACES PER UNIT	PARKING PROVIDED
BUILDING A - 2,141 SF	2	2
BUILDING B - 2,141 SF	2	2
TOTAL PARKING	4	4

1 OF 1

No.	Revision/Issue	Date
1		

FINAL SITE PLAN
1436 LISCHY AVENUE
MAP 71-11 PARCEL 282
NASHVILLE, TN
DUKE AND DUKE LLC



MARTIN CONSULTING & ENGINEERING, LLC
5226 Columbia Highway, Suite 3
Spring Hill, TN 37147
615.812.2147
gary@martinengr.com

SUBSTITUTE ORDINANCE NO. BL2015-86

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R15 and R20 to SP for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, all of which is described herein (Proposal No. 2015SP-113-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R15 and R20 to SP for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, being Property Parcel Nos. 154, 168 as designated on Map 128-00, Property Parcel No. 224 as designated on Map 128-12, and Property Parcel No. 021, 380 as designated on Map 142-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 128 and on Map 142 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 360 multi-family residential units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. Add the following note to the plan: The final site plan shall depict a minimum five foot (5') clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of five feet (5') of clear access.
5. The exterior building materials shall be compatible with the homes in the Eagle Ridge at the Reserve.
6. Buildings shall be constructed using high quality materials, using a combination of brick, Hardie siding, or pre-cast stone. Vinyl siding, aluminum siding, and EIFS is expressly prohibited on exterior facades, although soffits and windows may be vinyl or aluminum.
7. Prior to the approval of the Final SP plans, a Traffic Impact Study shall be submitted and approved for the entire SP to determine the levels of mitigation required for this development.
8. Prior to any blasting, a pre-blast survey shall be conducted on homes within the required radius of this project and submitted with the final site plan application.
9. Logging operations shall be prohibited upon all parcels prescribed herein. For purposes of this condition, "logging operations" are defined as any removal, destruction or harvesting of ten (10) or more trees, measuring over 4 inches in diameter as measured 12 inches from the ground, within one year. An exception to this condition shall be granted if logging operations are necessary immediately for the safety of life or property, as determined by the Metropolitan Public Works Department or the Nashville Fire Department.
10. At least thirty (30) days prior to the submission of the Final SP Plan to the Metro Planning Commission, the applicant shall provide a copy of the Final SP documents to the Board of Directors of Eagle Ridge at the Reserve Homeowners' Association.
11. Uses within the SP shall be limited to a maximum of 360 multi-family residential units.
12. Disturbance of the natural landscape is limited to the disturbance boundary outlined on Exhibit(s) A. No more than 14 acres may be disturbed for residential development.
13. The area outside of the permitted disturbance area shall be open space. Activities that are permitted within the open space include walking trails, trail heads, way finding signage and other non-impactful activities that make the area accessible to the public while maintaining the natural features intended to be protected. Any grading or construction must be approved by the Planning Department.
 - a. If property designated as open space is transferred or dedicated to a land trust or Metro Parks, then improvements in areas controlled by the land trust or Metro Parks may be permitted provided that the improvements do not have a significant impact on the natural features intended to be protected. Any grading or construction must be approved by the Planning Department.
14. Buildings shall be limited to a maximum of four stories in height.

15. Sheer rock walls created by blasting a hillside shall not result in a rock wall taller than six feet in height as measured from the bottom grade of the rock wall to the top grade of the rock wall.
 - a. When it is necessary for a rock wall to be greater than six feet in height, then the rock wall shall be broken into multiple terraced rock walls, with no individual rock wall exceeding six feet in height.
 - b. A minimum horizontal distance of three feet shall be maintained between each individual rock wall in the terraced system.
 - c. Landscaping shall be used to minimize the view of all individual rock walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
16. Retaining walls shall not exceed six feet in height as measured from the bottom grade of the retaining wall to the top grade of the retaining wall.
 - a. When it is necessary for a retaining wall to be greater than six feet in height, then the retaining wall shall be broken into multiple terraced retaining walls, with no individual retaining wall exceeding six feet in height.
 - b. A minimum horizontal distance of three feet shall be maintained between each individual retaining wall in the terraced system.
 - c. Landscaping shall be used to minimize the view of all individual retaining walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
17. Driveways shall follow the contours of the natural terrain.
18. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM2 zoning district as of the date of the applicable request or application.
19. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM2 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

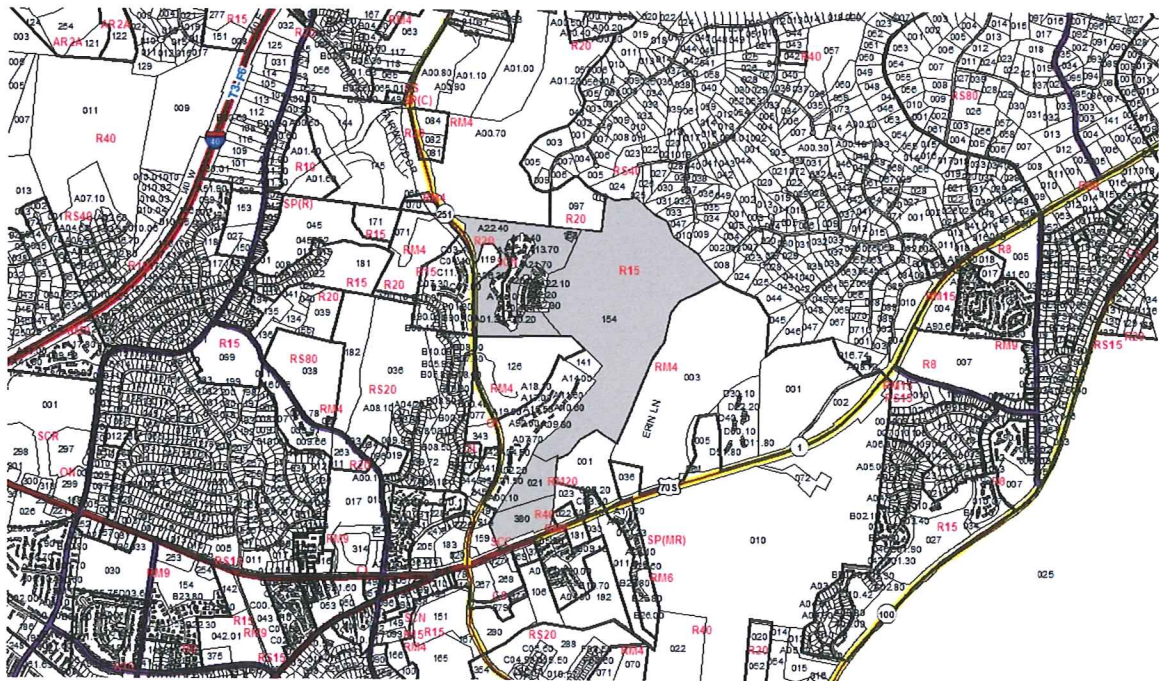
Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Mina Johnson
Member of Council

2015SP-113-001
Nashville Highlands SP
Map 128, Parcel(s) 154, 168
Map 128-12-0-A, Parcel(s) 224
Map 142, Parcel(s) 021, 380
Subarea 06, Bellevue
District 23 (M. Johnson)

A request to rezone from R15 and R20 to SP for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, requested by the Metro Planning Department and Councilmember Mina Johnson, applicants; Harpeth Valley Utility District, Nashville Highlands, LLC, Corporate Woods, LLC, and Reserve Service Assoc., Inc., owners.



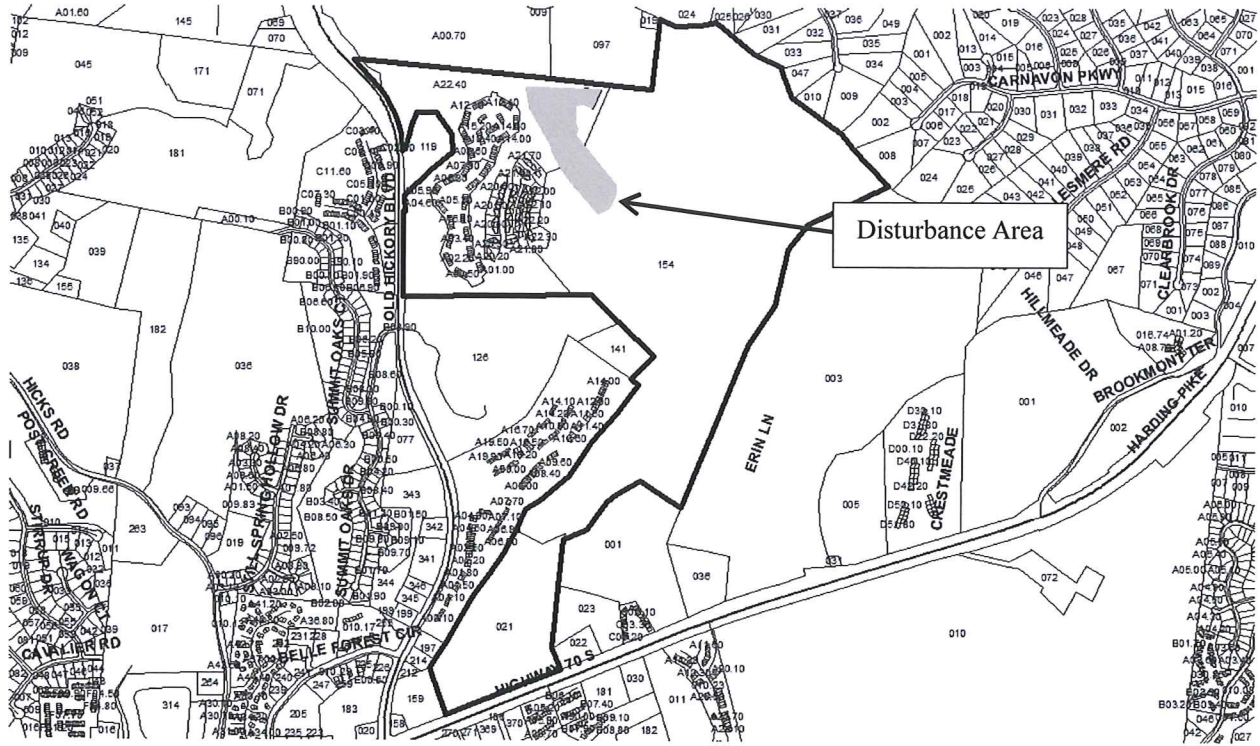


Exhibit A.1



Exhibit A.2

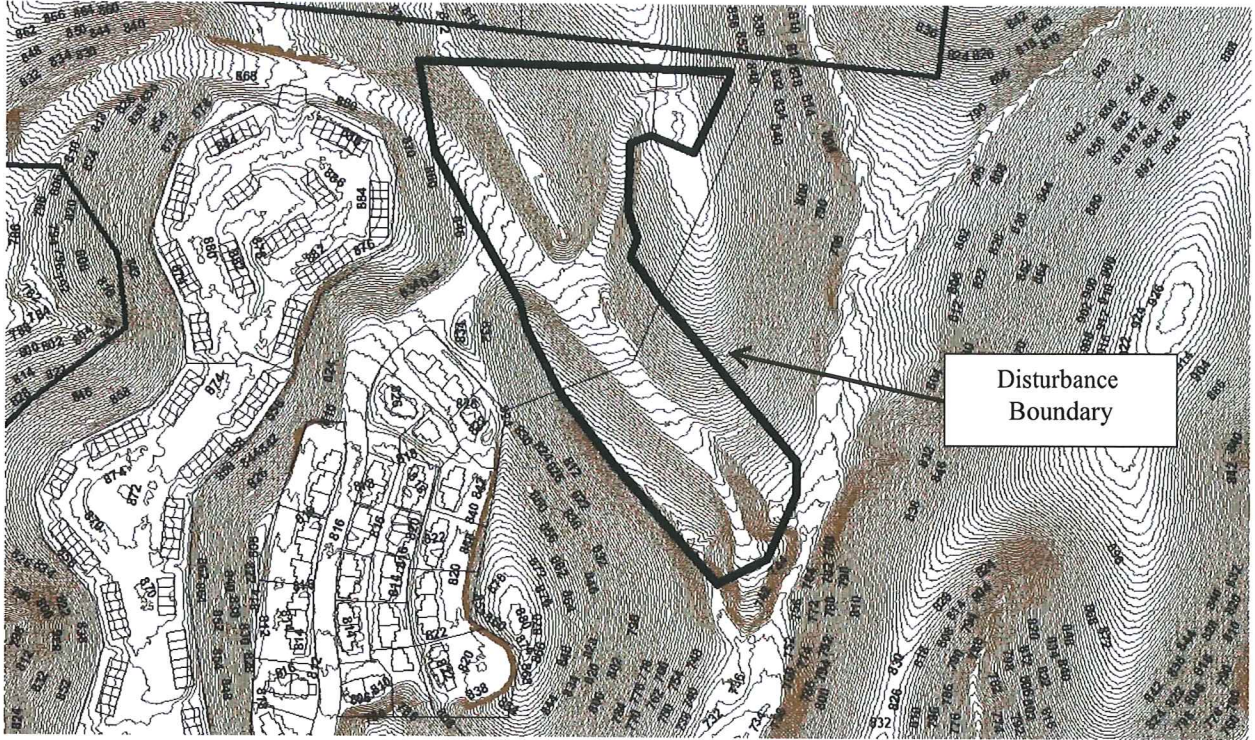


Exhibit A.3

SUBSTITUTE ORDINANCE NO. BL2015-87

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by canceling a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), zoned R15 and R20, all of which is described herein (Proposal No. 73-85P-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By canceling a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), zoned R15 and R20, being Property Parcel Nos. 154, 168 as designated on Map 128-00, Property Parcel No. 224 as designated on Map 128-12, and Property Parcel Nos. 021, 380 as designated on Map 142-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 128 and on Map 142 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Mina Johnson

Substitute Ordinance No. BL2016-99

An ordinance amending Chapter 2.132 of the Metropolitan Code by modifying the term limit provisions of members of the Metropolitan Human Relations Commission.

WHEREAS, Metropolitan Code of Laws § 2.132.030 limits members of the Metropolitan Human Relations Commission to, at most, two consecutive three-year terms; and

WHEREAS, the effect of a commissioner filling a partial term is not explicitly addressed; and

WHEREAS, modifying the provisions to specify how the service of a partial term should be accounted for would provide clarity for the commission.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Section 2.132.030 of the Metropolitan Code is hereby amended by deleting the following phrase:

“and may be reappointed for another term after which the member shall not be reappointed for at least one year.”

and replacing it with the following:

“A commission member is not eligible to be reappointed to the commission if such member has served more than one-half of a three year term and a consecutive complete three year term.”

Section 2. This ordinance shall apply to any member of the Metropolitan Human Relations Commission whose term expires after the effective date of this ordinance.

Section 3. This ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED AS TO FORM AND LEGALITY:


Assistant Metropolitan Attorney

INTRODUCED BY:

Council Member(s)

SUBSTITUTE ORDINANCE NO. BL2016-107

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by making applicable the provisions of the Inglewood Place Neighborhood Conservation Overlay District to various properties located along Golf Street, Greenfield Avenue, Howard Avenue, Inglewood Circle North, Inglewood Circle South, Jakes Avenue, Katherine Street, Kennedy Avenue, Kirkland Avenue, McChesney Avenue, Oxford Street, Riverside Drive, Shelton Avenue, and Stratford Avenue (164.9 acres), all of which is described herein (Proposal No. 2016NHC-001-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By making applicable the provisions of the Inglewood Place Neighborhood Conservation Overlay District to various properties located along Golf Street, Greenfield Avenue, Howard Avenue, Inglewood Circle North, Inglewood Circle South, Jakes Avenue, Katherine Street, Kennedy Avenue, Kirkland Avenue, McChesney Avenue, Oxford Street, Riverside Drive, Shelton Avenue, and Stratford Avenue (164.9 acres), being various Property Parcel Nos. as designated on various Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on various maps of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Anthony Davis

2016NHC-001-001

Map 061-15, Parcel(s) 322-323, 348-357, 369, 370, 379-390, 394, 403

Map 072-02, Parcel(s) 158-163, 169-177

Map 072-03, Parcel(s) 007-037, 043-085, 087-094, 096, 103-120, 128-174, 178-200, 232.01, 248.01, 203-266, 278-291, 293-298, 300-356, 359-373, 375-377, 379, 381-383, 386-392, 394-395

Map 072-04, Parcel(s) 005-008, 016, 017, 028-030, 032-037, 039-048, 050-069, 071, 072, 128-163, 359, 362

Map 072-06, Parcel(s) 297-305

Map 072-07, Parcel(s) 021-031, 036.01, 033-036, 075-079, 118-120, 122-127, 250-253, 256-271, 360

Map 072-07-0-C, Parcel(s) 001-007, 900

Map 072-08, Parcel(s) 001, 003, 008-019

Subarea 05, East Nashville

District 07 (Anthony Davis)

A request to apply the provisions of the Inglewood Place Neighborhood Conservation Overlay District to properties located along Golf Street, Greenfield Avenue, Howard Avenue, Inglewood Circle N., Inglewood Circle S., Jakes Avenue, Katherine Street, Kennedy Avenue, Kirkland Avenue, McChesney Avenue, , Oxford Street, Riverside Drive, Shelton Avenue, and Stratford Avenue (164.9 acres), requested by the Metro Historic Zoning Commission and Councilmember Anthony Davis, applicants, various property owners.



STANPAR	OWNER	PROP_HOUSE	PROP_STREE	PROP_CITY	PROP_STATI	PROP_ZIP
07208001400	PERSINGER, GREGORY LEE & JULIE LYNNE	3706	INGLEWOOD CIR S	NASHVILLE	TN	37216
07207026000	NEWTON, S. JOLYN	2341	RIVERSIDE DR	NASHVILLE	TN	37216
07203020500	ALDRIDGE, MURL E. & ROWENA G.	1210	HOWARD AVE	NASHVILLE	TN	37216
07203026600	PICCUITO, DOMONIC E. & JOAN	1401	SHELTON AVE	NASHVILLE	TN	37216
07203019100	BATEMAN, STEVEN BRYAN	1137	GREENFIELD AVE	NASHVILLE	TN	37216
07203032800	CLOHESY, SHANE & KRISTINA	1308	GREENFIELD AVE	NASHVILLE	TN	37216
07203032900	BROWN, TONY EDEN & DAVID	1310	GREENFIELD AVE	NASHVILLE	TN	37216
07203029500	CUMMINS, PEG	1127	SHELTON AVE	NASHVILLE	TN	37216
07203032500	MATHES, SILAS E. & JULIE M.	1300	GREENFIELD AVE	NASHVILLE	TN	37216
07203028300	GAD, JEAN M.	1136	GREENFIELD AVE	NASHVILLE	TN	37216
07203032300	SMITH, TERRI ROSANNA	1203	SHELTON AVE	NASHVILLE	TN	37216
07203032400	WELLS, AUSTIN R.	1201	SHELTON AVE	NASHVILLE	TN	37216
07203030200	SIMS, SHEA E.	1210	GREENFIELD AVE	NASHVILLE	TN	37216
07203029600	GAFFRON, ANNIE	1125	SHELTON AVE	NASHVILLE	TN	37216
07203031800	BIBRY, GRADY W. ETUX	1213	SHELTON AVE	NASHVILLE	TN	37216
07207025900	WIGGINS, KALA J.	2343	RIVERSIDE DR	NASHVILLE	TN	37216
07203019000	BALLARD, MARY E. & MURRAY, CHRISTOPHER	1141	GREENFIELD AVE	NASHVILLE	TN	37216
07203023600	WALLACE, GRAYSON B. & GEORGIA A.	3510	KENNEDY AVE	NASHVILLE	TN	37216
07203020600	ROBERTS, THOMAS W. ET UX	1212	HOWARD AVE	NASHVILLE	TN	37216
07204003900	WILLIAMS, JOSHUA B. & HOLLIE R.	1421	SHELTON AVE	NASHVILLE	TN	37216
07207025600	RICHMAN, BENJAMIN ETUX	2353	RIVERSIDE DR	NASHVILLE	TN	37216
07203026100	TREVINO, DAVID LISANDRO, JR.	3518	GOLF ST	NASHVILLE	TN	37216
07204014000	JOLLY, RAYMON A. ETUX	1700	GOLF ST	NASHVILLE	TN	37216
07203020800	CHRISTIANSON, BRIAN K. & NICOLE BIBUS	1222	HOWARD AVE	NASHVILLE	TN	37216
07203019700	PRICE, MARK H.	1117	GREENFIELD AVE	NASHVILLE	TN	37216
07203019300	GUFFEY, STAN D. & WARD, FRANK T.	1131	GREENFIELD AVE	NASHVILLE	TN	37216
07203006000	FRANCIS, RONALD EARL ET UX	1225	MCCHESENEY AVE	NASHVILLE	TN	37216
07207026500	ASARE, KWAME & SERWAA	2325	RIVERSIDE DR	NASHVILLE	TN	37216
07203039000	QUIRAM, ERIC & JASON	1128	MCCHESENEY AVE	NASHVILLE	TN	37216
07203011100	SHULTZ, MATTHEW & JULIETTE	1130	MCCHESENEY AVE	NASHVILLE	TN	37216
07208001700	RAGAN, ASHLEY L.	3700	INGLEWOOD CIR S	NASHVILLE	TN	37216
07204015500	GILLILAND, JESSE B. & GLYNIS H.	3816	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203019200	HARDING, KATHY	1133	GREENFIELD AVE	NASHVILLE	TN	37216
07204015400	BURNETT, WILLIAM A., JR.	3814	INGLEWOOD CIR S	NASHVILLE	TN	37216

07204012900	RAZZAGHI, MEHDI	3819	INGLEWOOD CIR N	NASHVILLE	TN	37216
07208001800	STEWART, CURTIS T.	3709	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203018900	PIPHUS, DOROTHY J. & PIPHUS, CAROLYN	1140	HOWARD AVE	NASHVILLE	TN	37216
07204013100	TALLEY, JOSHUA JACK	3815	INGLEWOOD CIR N	NASHVILLE	TN	37216
07204006200	KINSEL, TROY	1425	INGLEWOOD CIR N	NASHVILLE	TN	37216
07208001600	FITZWATER, ROBERT LEE & CATHERINE	3702	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203024000	SMITH, JOHN R., SR.	3518	KENNEDY AVE	NASHVILLE	TN	37216
07204015600	RANDAZZO, VITO D.	3818	INGLEWOOD CIR S	NASHVILLE	TN	37216
07204015000	JAWORSKI, ALAN ET UX	3804	INGLEWOOD CIR S	NASHVILLE	TN	37216
07204004000	SCIARPELLETTI, ANTHONY & EMELIE	1419	SHELTON AVE	NASHVILLE	TN	37216
07204002800	DOWNER, BARRY H.	1441	SHELTON AVE	NASHVILLE	TN	37216
07203025200	KUMMER, STEPHEN W. & JENNIFER D.	1317	GREENFIELD AVE	NASHVILLE	TN	37216
07204015300	GILSTON, BENJAMIN AARON & HEITZMAN, CHE	3812	INGLEWOOD CIR S	NASHVILLE	TN	37216
07208001200	STOWE, MARCUS K.	3710	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203038600	FOSTER, RICHARD C.	1217	MCCHESENEY AVE	NASHVILLE	TN	37216
07204003600	VARGAS, JOSE J. SANCHEZ	1425	SHELTON AVE	NASHVILLE	TN	37216
07204000800	CALLAHAN, JAMES A. ET UX	1407	JAKES AVE	NASHVILLE	TN	37216
07202016200	DEEMS, ERIC S. & RANDY S. & KELITA C.	1110	SHELTON AVE	NASHVILLE	TN	37216
07204015800	VAUGHN, GARRY G. ETUX	1709	GOLF ST	NASHVILLE	TN	37216
07208001100	ODOM, LORI LYN	3712	INGLEWOOD CIR S	NASHVILLE	TN	37216
07204006600	CASTLEBERRY, PATRICIA C.	1436	INGLEWOOD CIR N	NASHVILLE	TN	37216
07203003700	REID, RAMONA & JOHNSON, JOANY L	1111	MCCHESENEY AVE	NASHVILLE	TN	37216
07203001300	KROCHMAN, GREGORY R.	1313	STRATFORD AVE	NASHVILLE	TN	37216
07203019600	MCCULLOUGH, JAMES EDWARD ETUX	1119	GREENFIELD AVE	NASHVILLE	TN	37216
07203007800	BARNARD, GARY J. ET UX	1312	STRATFORD AVE	NASHVILLE	TN	37216
07204005300	BUTLER, RACHAEL S.	1434	SHELTON AVE	NASHVILLE	TN	37216
07204005900	DENMARK, JOHN W.	1431	INGLEWOOD CIR N	NASHVILLE	TN	37216
07203020900	GEIST, MARGARET A. & GEORGE A., TRUSTEES	1226	HOWARD AVE	NASHVILLE	TN	37216
07203018800	GUMTO, KRISTEN ALLYSON	1138	HOWARD AVE	NASHVILLE	TN	37216
07203013500	LOWE, BRYAN D. & MICHIRU I.	1220	MCCHESENEY AVE	NASHVILLE	TN	37216
07204006900	DAVIS, LINDA J.	3705	INGLEWOOD CIR S	NASHVILLE	TN	37216
07207025200	LEITZEN, CHRISTINA L. & DAVID T.	1404	SHELTON AVE	NASHVILLE	TN	37216
07203024600	PHILLIPS, AMANDA H. & CHARLES L.	3525	GOLF ST	NASHVILLE	TN	37216
07203023500	RODDY, AMANDA & ANDERSON, THOMAS	3506	KENNEDY AVE	NASHVILLE	TN	37216

07204014300	TISON, ROGER L., JR.	1706	GOLF ST	NASHVILLE	TN	37216
07207025100	SHRIFT, PAT	1406	SHELTON AVE	NASHVILLE	TN	37216
07203037300	HUFFINE, EARL W. ET UX	3511	GOLF ST	NASHVILLE	TN	37216
07204014400	MIHELICH, CRYSTAL D.	3819	INGLEWOOD CIR S	NASHVILLE	TN	37216
07204015200	WILLIAMS, BRYAN A. & MARISA I.	3810	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203001400	WEI, SUE	1315	STRATFORD AVE	NASHVILLE	TN	37216
06115038000	VALENTINE, KATIE A.	1215	STRATFORD AVE	NASHVILLE	TN	37216
07204002900	YAROSZ, DOUGLAS	1437	SHELTON AVE	NASHVILLE	TN	37216
07204035900	ULLEIN, LESLIE A.	1423	SHELTON AVE	NASHVILLE	TN	37216
07204013300	JONES, AMY HALL & RODNEY W.	1617	STRATFORD AVE	NASHVILLE	TN	37216
07203013600	MCDOWELL, KATRINA ROBBINS	1224	MCCHESENEY AVE	NASHVILLE	TN	37216
07204004200	STEVENS, SHANNON LEE	1414	SHELTON AVE	NASHVILLE	TN	37216
06115032200	MARINOVA, MARINELA	1110	STRATFORD AVE	NASHVILLE	TN	37216
07203017300	COULTER, BARBARA(LE) & COULTER, WARREN	1303	HOWARD AVE	NASHVILLE	TN	37216
07203019800	RELLEVA, BRIAN & BLEVINS-REVELLA, KIMBERL	1113	GREENFIELD AVE	NASHVILLE	TN	37216
07208001300	DEWITT, EDWARD L. & DOROTHY T.	3708	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203025800	CLEMENTS, WILLIAM	3512	GOLF ST	NASHVILLE	TN	37216
07208001000	CARLTON, MATTHEW B. & SANDRA S.	3714	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203025000	HILL, CATHERINE P.& PEAY, ERNEST J. S.	3513	GOLF ST	NASHVILLE	TN	37216
06115038300	EMERSON, LINDA C.	1223	STRATFORD AVE	NASHVILLE	TN	37216
07204005800	SAMORAY, STEPHEN THOMAS 7 SARA E.	1433	INGLEWOOD CIR N	NASHVILLE	TN	37216
07204014500	JACKSON, GITA N.	3817	INGLEWOOD CIR S	NASHVILLE	TN	37216
07207027000	POWELL, DOROTHY	2315	RIVERSIDE DR	NASHVILLE	TN	37216
07203001900	SAFRANSKY, SARA E. & CARSE, ASHLEY D.	1327	STRATFORD AVE	NASHVILLE	TN	37216
07203025900	BENEDICT, LOUISE & JOHN W.	3514	GOLF ST	NASHVILLE	TN	37216
07204005500	JONES, RONDA R.	1604	STRATFORD AVE	NASHVILLE	TN	37216
07203025400	BROWN, EDWARD	3502	GOLF ST	NASHVILLE	TN	37216
07203006500	ALLEN, VERA F.	1211	MCCHESENEY AVE	NASHVILLE	TN	37216
07203006900	HALL, RUBY N.	1203	MCCHESENEY AVE	NASHVILLE	TN	37216
07203023000	ROGERS, CAREY W.& JOHNSTON, MARY E.	1310	HOWARD AVE	NASHVILLE	TN	37216
06115032300	PATRICIA SUE MONTI FAMILY TRUST, THE	1114	STRATFORD AVE	NASHVILLE	TN	37216
07203020400	TURNER, ALFRED R.	1204	HOWARD AVE	NASHVILLE	TN	37216
07203026000	FOSTER, BRIAN G.	3516	GOLF ST	NASHVILLE	TN	37216
07204003500	SCIARPELLETTI, ANTHONY J. & AMANDA	1427	SHELTON AVE	NASHVILLE	TN	37216

07203023800	CREWS, NATALIE E.	3514	KENNEDY AVE	NASHVILLE	TN	37216
07204004300	HEAD, CARL E. II.	1416	SHELTON AVE	NASHVILLE	TN	37216
06115040300	MARSH, BARRY F. & BRIAN A.	1112	STRATFORD AVE	NASHVILLE	TN	37216
07203004600	CONNOR, DAVID EDWARD & LISA VINSANT	1206	STRATFORD AVE	NASHVILLE	TN	37216
07204005700	LUBERECKI, CLEMENT E., JR. & KELLEY J.	1435	INGLEWOOD CIR N	NASHVILLE	TN	37216
07208000900	HARRIS, SHARON A. ET VIR	3716	INGLEWOOD CIR S	NASHVILLE	TN	37216
07204001700	STEVENS, KAREN M.	3524	GOLF ST	NASHVILLE	TN	37216
07204036200	BUCKNO, LAUREN N. & PURCELL, DARREN	1327 B	STRATFORD AVE	NASHVILLE	TN	37216
07203024100	GREENBERG, MICHAEL & DOUTHWAITE, JENNII	3520	KENNEDY AVE	NASHVILLE	TN	37216
07203003000	TURNER, PHILLIP & KEELING, HEATHER	1125	MCCHESENEY AVE	NASHVILLE	TN	37216
07207025000	SHAW, THOMAS A. & HOPE	1408	SHELTON AVE	NASHVILLE	TN	37216
07204006500	STEWART, CURTIS T.	1432	INGLEWOOD CIR N	NASHVILLE	TN	37216
07207026200	JOHNSON, BILLY R. & NELL B.	2337	RIVERSIDE DR	NASHVILLE	TN	37216
07203021100	LUTITO, JEREMY F. & KELLIE T.	1230	HOWARD AVE	NASHVILLE	TN	37216
07203002500	YOUNG, BILLY D. ET UX	1126	STRATFORD AVE	NASHVILLE	TN	37216
07204006400	SURRETT, DONNA LEE	1430	INGLEWOOD CIR N	NASHVILLE	TN	37216
07207003300	COTHREN, FREDEREC B., III & ELIZABETH F.	2360	RIVERSIDE DR	NASHVILLE	TN	37216
07203015700	BUCKLEY, PATSY JEAN	1310	MCCHESENEY AVE	NASHVILLE	TN	37216
07203011600	GOSSAGE, NANCY B. & ANGLEA, AMY S.	1135	HOWARD AVE	NASHVILLE	TN	37216
07203026500	BRAINE FAMILY TRUST, THE	1403	SHELTON AVE	NASHVILLE	TN	37216
07203015800	LAMB, CHARLES G. ET UX	1314	MCCHESENEY AVE	NASHVILLE	TN	37216
07202016900	HENNING, CHARLES & DIANE D.	1105	KIRKLAND AVE	NASHVILLE	TN	37216
07203014300	GREENE, DEREK & LIGHTELL, MEGAN	1223	HOWARD AVE	NASHVILLE	TN	37216
07203010900	KAISER, ELIZABETH S. & MICHAEL K.	1124	MCCHESENEY AVE	NASHVILLE	TN	37216
07204013800	DAVIDSON, JAMES CALVIN & ELIZABETH A.	3814	INGLEWOOD CIR N	NASHVILLE	TN	37216
07203024700	KIMBALL, SHANE PATRICK & ASHLEY	3523	GOLF ST	NASHVILLE	TN	37216
07202017700	BOYKIN, ASHLEY	1121	KIRKLAND AVE	NASHVILLE	TN	37216
07204007100	JENKINS, RICKY JOE	1704	STRATFORD AVE	NASHVILLE	TN	37216
07203038200	KUMMER, STEPHEN W. & JENNIFER D.	3505	GOLF ST	NASHVILLE	TN	37216
07203001800	VAUGHAN, CHRISTOPHER GENE & KIMBERLY D	1323	STRATFORD AVE	NASHVILLE	TN	37216
07203037900	MERRELL, YVONNE D.	1206	HOWARD AVE	NASHVILLE	TN	37216
07203023400	DOUGLAS, LEVI J. & KATIE B.	1307	GREENFIELD AVE	NASHVILLE	TN	37216
07207007700	PETTY, MATTHEW A.	1132	KIRKLAND AVE	NASHVILLE	TN	37216
07203024200	REESE, CHRISTOPHER AARON	1400	JAKES AVE	NASHVILLE	TN	37216

07203037600	CHEST, MARY CATHERINE	3508	KENNEDY AVE	NASHVILLE	TN	37216
07204013500	MCRAE, BRANSON	1701	STRATFORD AVE	NASHVILLE	TN	37216
07208000100	GARNER, JAMES KENT JR.	1412	SHELTON AVE	NASHVILLE	TN	37216
07203014500	COLEMAN, STEPHANIE P. & DAVID F.	1219	HOWARD AVE	NASHVILLE	TN	37216
07203010300	HASSLER, CLAY R. & TIFFANY D.	1112	MCCHESENEY AVE	NASHVILLE	TN	37216
07202015800	ROSBURG, HANG & AARON	1118	SHELTON AVE	NASHVILLE	TN	37216
07203004500	HARRINGTON, ERNESTINE B.	1204	STRATFORD AVE	NASHVILLE	TN	37216
07204014100	WHITWORTH, CHRISTINE RIEUF & JEFFREY DEA	1702	GOLF ST	NASHVILLE	TN	37216
07203011700	BASS, JONATHAN R. ET UX	1133	HOWARD AVE	NASHVILLE	TN	37216
07203031600	NASH, EDWARD	1219	SHELTON AVE	NASHVILLE	TN	37216
07203028900	MOORE, TIMOTHY	1141	SHELTON AVE	NASHVILLE	TN	37216
07203032700	GALBRAITH, TOM	1304	GREENFIELD AVE	NASHVILLE	TN	37216
07203029800	BAXTER, JANE E.	1204	GREENFIELD AVE	NASHVILLE	TN	37216
07203001000	WILLOUGHBY, AMANDA S.	1307	STRATFORD AVE	NASHVILLE	TN	37216
07203031500	LETT, JUSTIN & HEATHER C.	1221	SHELTON AVE	NASHVILLE	TN	37216
07203028000	LUCAS, NANCY J.	1124	GREENFIELD AVE	NASHVILLE	TN	37216
07203033200	CASSELL, HOLLY M. & ROBERT	1316	GREENFIELD AVE	NASHVILLE	TN	37216
07203031300	MAYO, GARY W. ET UX	1223 B	SHELTON AVE	NASHVILLE	TN	37216
07203032000	WEISBARD, ERIC M. & POWERS, ANN K.	1209	SHELTON AVE	NASHVILLE	TN	37216
07203034600	ANDERSON, KATHLEEN	1127	KIRKLAND AVE	NASHVILLE	TN	37216
07203008900	WILKERSON, LONNIE & HALL, KRISTIN	1323	MCCHESENEY AVE	NASHVILLE	TN	37216
07203007200	SOWINSKI, JOHN A.	1302	STRATFORD AVE	NASHVILLE	TN	37216
07203010400	STRATTON, LARRY & CAROL	1114	MCCHESENEY AVE	NASHVILLE	TN	37216
07207011800	TRAUGHBER, A. KENNETH ET UX	2344	RIVERSIDE DR	NASHVILLE	TN	37216
07203025600	HUBBELL, HARRY W., III ET UX	3506	GOLF ST	NASHVILLE	TN	37216
07204014900	HOFFMAN, JASON	3800	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203037200	HUFFINE, EARL W. ET UX	3509 A	GOLF ST	NASHVILLE	TN	37216
07203015900	CHESTER, IVAN F. & ELIZABETH LOONEY	1316	MCCHESENEY AVE	NASHVILLE	TN	37216
07204003200	BALDWIN, JOHN W. ET UX	1433	SHELTON AVE	NASHVILLE	TN	37216
07203014100	THOM, MARANATHA M.	1227	HOWARD AVE	NASHVILLE	TN	37216
07207003000	WILLIAMS, THEODORE	1316	SHELTON AVE	NASHVILLE	TN	37216
07203018200	RYAN, MICHAEL	1124	HOWARD AVE	NASHVILLE	TN	37216
07203013100	GEISLER, JOHN & WRIGHT, ELIJAH J.	1206	MCCHESENEY AVE	NASHVILLE	TN	37216
07206029900	CATE, VIVIAN D. T. ET VIR	1114	KIRKLAND AVE	NASHVILLE	TN	37216

07207026600	ROGERS, NICHOLAS A. & JULIA B.	2323	RIVERSIDE DR	NASHVILLE	TN	37216
07203010500	HUDGINS, DANIEL J.	1116	MCCHESENEY AVE	NASHVILLE	TN	37216
07203006700	CHELTON, ANTHONY L.	1207	MCCHESENEY AVE	NASHVILLE	TN	37216
07203034300	KENDIG, JEFF	1126	SHELTON AVE	NASHVILLE	TN	37216
07203024900	TROTTER, JOVARNE	3515	GOLF ST	NASHVILLE	TN	37216
07203034200	CARTER, MARGARETTE ELLEN	1124	SHELTON AVE	NASHVILLE	TN	37216
07208000300	STROUD, DEBORAH KAY WATKINS	1410	SHELTON AVE	NASHVILLE	TN	37216
07204013600	MORROW, HILDA FAYE	3808	INGLEWOOD CIR N	NASHVILLE	TN	37216
07204015700	BUCCHINO, THOMAS, JR.	1711	GOLF ST	NASHVILLE	TN	37216
07203013400	LEA, LEWIS & MARY O.	1216	MCCHESENEY AVE	NASHVILLE	TN	37216
07203038900	GAUEN, ERIC & GUPTA, JYOTI	1221 B	HOWARD AVE	NASHVILLE	TN	37216
07203014400	HAYES, REED & ANNIE	1221 A	HOWARD AVE	NASHVILLE	TN	37216
07203022200	WADLEY, FREDIA S. & EDWARD L.	1211	GREENFIELD AVE	NASHVILLE	TN	37216
07203014000	VAUGHN, ROBERT L. & DONNA M.	1229	HOWARD AVE	NASHVILLE	TN	37216
07203017000	TURNAGE, LENARD A. ET UX	1309	HOWARD AVE	NASHVILLE	TN	37216
07203000900	MEECE, CALVIN & ELIZABETH	1305	STRATFORD AVE	NASHVILLE	TN	37216
07203013800	ROZZONI, COREY A.	1230	MCCHESENEY AVE	NASHVILLE	TN	37216
07203017100	PARR, ALICE A. & PARR, WILLIAM DEAN, II	1307	HOWARD AVE	NASHVILLE	TN	37216
07203015600	SALMON, PATRICIA DIANNE HALPIN & JOSEPH	1306	MCCHESENEY AVE	NASHVILLE	TN	37216
07203018100	JORDAN, ELEANOR ELAINE	1122	HOWARD AVE	NASHVILLE	TN	37216
07203032100	FANN, PATSY	1207	SHELTON AVE	NASHVILLE	TN	37216
07204007200	ROSSI, NOLAN & NICOLE	1702	STRATFORD AVE	NASHVILLE	TN	37216
07203022700	CLOUGH, JENNIFER S.	1302	HOWARD AVE	NASHVILLE	TN	37216
07207002700	SANDERS, TERRY R. ET UX	1310	SHELTON AVE	NASHVILLE	TN	37216
07207026400	GRAY, FLETCHER R.	2327	RIVERSIDE DR	NASHVILLE	TN	37216
06115035300	TAYLOR, KAREN & MOYER, TYLER & KAITLIN	1117	STRATFORD AVE	NASHVILLE	TN	37216
07203015100	PUFAHL, BRICE & ELISABETH	1203	HOWARD AVE	NASHVILLE	TN	37216
07204006700	KINSEL, TROY	3715	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203014900	SOSNA, SCOTT N.	1207	HOWARD AVE	NASHVILLE	TN	37216
07203026400	REPP, MARC ETUX	1405	SHELTON AVE	NASHVILLE	TN	37216
07204013400	MOODY, SAMUEL H. & MARGARET M.	1707	STRATFORD AVE	NASHVILLE	TN	37216
07203017200	DAUPHINEE, JOHN A.	1305	HOWARD AVE	NASHVILLE	TN	37216
07204003300	MCCANN, RACHEL	1431	SHELTON AVE	NASHVILLE	TN	37216
07207012000	ROSSEBO, TYLER	2330	RIVERSIDE DR	NASHVILLE	TN	37216

07203011900	HALL, ALBERT E., JR. ET UX	1129	HOWARD AVE	NASHVILLE	TN	37216
07207003500	DAVIS, SAMUEL L.	2358	RIVERSIDE DR	NASHVILLE	TN	37216
07204005400	PITTMAN, TYLER J.	1436	SHELTON AVE	NASHVILLE	TN	37216
07202017500	RIDEOUT, N.K.& SANDRA--REV. LIVING TRUST	1117	KIRKLAND AVE	NASHVILLE	TN	37216
07206030200	DYER, RACHEL & MATTHEW	1120	KIRKLAND AVE	NASHVILLE	TN	37216
07207003601	HOLDAM, ANN & MUNCY, JOSHUA	2350	RIVERSIDE DR	NASHVILLE	TN	37216
07207007600	LEIBFRITZ, MADELL M. ET UX(LE) & ET AL	1134	KIRKLAND AVE	NASHVILLE	TN	37216
07203024801	BOND, MATTHEW & MELISSA	3519	GOLF ST	NASHVILLE	TN	37216
07204005100	VANDERBILT SHELTON TRUST	1430	SHELTON AVE	NASHVILLE	TN	37216
07204014800	PRESTON, JOHN A.,JR.& PATRICIA O.	1709	STRATFORD AVE	NASHVILLE	TN	37216
07204015900	MEADOWS, WILLIAM G. & KARON C. R.	1707	GOLF ST	NASHVILLE	TN	37216
07203021500	BURKE, PAMELA J. & KEITH	1227	GREENFIELD AVE	NASHVILLE	TN	37216
07203004300	KUHNS, MARCUS WESLEY	1200	STRATFORD AVE	NASHVILLE	TN	37216
07203003100	LENARTZ, THOMAS	1123	MCCHESENEY AVE	NASHVILLE	TN	37216
06115035400	BENZENHAFFER, MARTHA PARDUE	1115	STRATFORD AVE	NASHVILLE	TN	37216
07203020300	ROWE, GALE JEAN PINK	1200	HOWARD AVE	NASHVILLE	TN	37216
07203021800	TAYLOR, AMY & RYAN	1221	GREENFIELD AVE	NASHVILLE	TN	37216
07207026300	PIRTLE, HAZEL S.	2329	RIVERSIDE DR	NASHVILLE	TN	37216
07203021300	DOUGLAS, WILLIAM E. ET UX	1231	GREENFIELD AVE	NASHVILLE	TN	37216
07203022400	GERLOCK, KYMBERLY B.	1205	GREENFIELD AVE	NASHVILLE	TN	37216
06115035500	BECK, ROBERT B. & MARTHA CONE	1113	STRATFORD AVE	NASHVILLE	TN	37216
07204003000	HOEPPNER, VALERIE J. & BETH E.	1435	SHELTON AVE	NASHVILLE	TN	37216
07204012800	LOURENCE, KATHLEEN	1606	GOLF ST	NASHVILLE	TN	37216
07203017400	CALLAN, ALEXANDRA KATHLEEN	1301	HOWARD AVE	NASHVILLE	TN	37216
07207002900	O'LEARY, ELIZ. A.& EDWARDS, ROBT. C.	1314	SHELTON AVE	NASHVILLE	TN	37216
07207002800	LONG, JONATHAN & FINCH, VIVIAN	1312	SHELTON AVE	NASHVILLE	TN	37216
07204016000	SMITHSON, JEFFREY M. & AUTUMN D.	1705	GOLF ST	NASHVILLE	TN	37216
06115035000	STIDDUM, SUSAN L.	1123	STRATFORD AVE	NASHVILLE	TN	37216
07204003700	ULLEIN, LESLIE A.	0	SHELTON AVE	NASHVILLE	TN	37216
07203018700	FELDMAN, TARRYN	1134	HOWARD AVE	NASHVILLE	TN	37216
07203005400	CALVO, ANGELO J. ETUX	1224	STRATFORD AVE	NASHVILLE	TN	37216
07202017600	REGISTER, LOUISE & ROGER	1119	KIRKLAND AVE	NASHVILLE	TN	37216
07203001600	GRASSMICK, JASON ALEXANDER & SISKO, MEG	1319	STRATFORD AVE	NASHVILLE	TN	37216
07202017100	DAVIS, CORBIN & DEBORAH	1109	KIRKLAND AVE	NASHVILLE	TN	37216

07203013700	JOHNSON, JOSIAH W. & MAY, LAUREN W. & JA	1228	MCCHESENEY AVE	NASHVILLE	TN	37216
07203005800	SKEETERS, RONALD ET UX	1229	MCCHESENEY AVE	NASHVILLE	TN	37216
07203006300	FRAZIER, JAMIE RENEE	1215	MCCHESENEY AVE	NASHVILLE	TN	37216
07203011800	MCDUGAL, JAMES D.	1131	HOWARD AVE	NASHVILLE	TN	37216
07202017000	POLIS, JASON & BRIGGS, ASHLEY	1107	KIRKLAND AVE	NASHVILLE	TN	37216
06115035600	MURPHY, JONATHAN R. & SANDY M.	1111	STRATFORD AVE	NASHVILLE	TN	37216
07203016600	MOODY, BLAKE & REBECCA	1317	HOWARD AVE	NASHVILLE	TN	37216
07207003400	DAVIS, SAMUEL L.	2358	RIVERSIDE DR	NASHVILLE	TN	37216
07203006100	VANDYGRIFF, DAVID S. ET UX	1221	MCCHESENEY AVE	NASHVILLE	TN	37216
06115038500	HARGROVE, TERESA J. & GERARD, STEVEN L.	1227	STRATFORD AVE	NASHVILLE	TN	37216
07206030100	GRUNAU, JONATHAN & ALICE	1118	KIRKLAND AVE	NASHVILLE	TN	37216
07203034400	POPP, DENNEY	1133	KIRKLAND AVE	NASHVILLE	TN	37216
07203001100	WILBURN, CHRISTINA	1309	STRATFORD AVE	NASHVILLE	TN	37216
07203021200	CUNNINGHAM, DANIEL & REBECCA	1233	GREENFIELD AVE	NASHVILLE	TN	37216
07203025300	WOLFE, BERNADETTE	1311	GREENFIELD AVE	NASHVILLE	TN	37216
07203016800	PISAPIA, JOSEPH V.	1313	HOWARD AVE	NASHVILLE	TN	37216
07203008800	SMITH, JOSHUA V.	1327	MCCHESENEY AVE	NASHVILLE	TN	37216
07203008000	HARRIS, RICHARD D. ET UX	1316	STRATFORD AVE	NASHVILLE	TN	37216
06115038900	ST JOHN, MARK W., TRUSTEE	3804	OXFORD ST	NASHVILLE	TN	37216
07203005100	BILLINGS, DONNA L. & ROBERTS, WILLARD L.	1218	STRATFORD AVE	NASHVILLE	TN	37216
07203027900	BOONE, JACK & VILLAGER, TROY	1122	GREENFIELD AVE	NASHVILLE	TN	37216
07203028800	RIDDLE, A. GENE ET UX	1143	SHELTON AVE	NASHVILLE	TN	37216
07203033600	ROSS, MARVIN L. & LINDA FAYE	1309	SHELTON AVE	NASHVILLE	TN	37216
07203006400	BROOKS, JOEL V. & PAMELA A.	1213	MCCHESENEY AVE	NASHVILLE	TN	37216
07203022600	BARNETT, HOLLY & BANKSTON, JOHN	1300	HOWARD AVE	NASHVILLE	TN	37216
06115039000	GROWER, JULIE E.	3802	OXFORD ST	NASHVILLE	TN	37216
07202017400	NOTO, MICHAEL J.	1115	KIRKLAND AVE	NASHVILLE	TN	37216
07203019500	GRIMES, RICHARD	1121	GREENFIELD AVE	NASHVILLE	TN	37216
07207025800	ANDERSON, AUDREY LEE	2345	RIVERSIDE DR	NASHVILLE	TN	37216
07207003600	STATON, CHRISTINE D. & MALLICOTE, KAREN C	2352	RIVERSIDE DR	NASHVILLE	TN	37216
07204006100	MORRIS, JULIE HOPE & CHRISTOPHER M & PAT	1427	INGLEWOOD CIR N	NASHVILLE	TN	37216
07204003400	SHEARON, JANICE L.	1429	SHELTON AVE	NASHVILLE	TN	37216
07203024400	NICHOLS, JOSHUA D. & MELINDA M.	1404	JAKES AVE	NASHVILLE	TN	37216
07203006800	WARINER, PHILLIP RYAN	1205	MCCHESENEY AVE	NASHVILLE	TN	37216

07203015400	TROUTMAN, MARGARET L.	1302	MCCHESENEY AVE	NASHVILLE	TN	37216
07203006200	PRATHER, RICHARD C. & KATHERINE H.	1219	MCCHESENEY AVE	NASHVILLE	TN	37216
07203024500	HUMMER, PHILIP M. & ELIZABETH	1406	JAKES AVE	NASHVILLE	TN	37216
07203002600	JUSTIAN, JOANNE	3703	KATHERINE ST	NASHVILLE	TN	37216
07204004700	DIROSA, LAWRENCE J. & STOECKLEIN, K. L.	1424	SHELTON AVE	NASHVILLE	TN	37216
07204016100	SCOTT, MIA W.	1703	GOLF ST	NASHVILLE	TN	37216
07204013200	MASON, CLARENCE A.	3811	INGLEWOOD CIR N	NASHVILLE	TN	37216
07207011900	ARNOLD, TRAVIS L. & AMY F.	2342	RIVERSIDE DR	NASHVILLE	TN	37216
07202015900	STEEL, BEN A.	1116	SHELTON AVE	NASHVILLE	TN	37216
07203005300	BESS, JAMES L.	1222	STRATFORD AVE	NASHVILLE	TN	37216
07204016300	GARCIA, LAUREN B. & GARCIA-MENDEZ, MOISE	1609	GOLF ST	NASHVILLE	TN	37216
07203026200	GRINSTEAD, NICHOLAS H.	3520	GOLF ST	NASHVILLE	TN	37216
07203038800	KILARESKI, CASSANDRA	1321 B	STRATFORD AVE	NASHVILLE	TN	37216
07203001700	EASTERWOOD, BARBARA DIANE	1321 A	STRATFORD AVE	NASHVILLE	TN	37216
07203025100	HUFFINE, EARL W. ET UX	3509	GOLF ST	NASHVILLE	TN	37216
07204006800	STEWART, CURTIS T.	3707	INGLEWOOD CIR S	NASHVILLE	TN	37216
07204006300	FULLER, JOHN E.	1700	STRATFORD AVE	NASHVILLE	TN	37216
07203008100	LOVELL, CHARLES W. II., & JANICE E.	1318	STRATFORD AVE	NASHVILLE	TN	37216
07203008300	GUNDLACH, ALYNE R.	1322	STRATFORD AVE	NASHVILLE	TN	37216
07203008400	HALEY, LILAH K.	1324	STRATFORD AVE	NASHVILLE	TN	37216
07203039400	COLE, DEBORAH KAYE	1305	MCCHESENEY AVE	NASHVILLE	TN	37216
07203007600	METRO GOV'T BT BACK TAX SALE	0	STRATFORD AVE	NASHVILLE	TN	37216
07203023900	PEAKS, NICOLAS & HANNAH E.	3516	KENNEDY AVE	NASHVILLE	TN	37216
07208001500	DAVIDSON, ADENIKE MARIE	3704	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203019400	TAYLOR, BLAKE M. & AMBER RAE	1123	GREENFIELD AVE	NASHVILLE	TN	37216
07204005200	TALBOT, DAVID A. & DYE, EMILY J.	1432	SHELTON AVE	NASHVILLE	TN	37216
07203016700	NILES, SHELBY J. & TRAVIS A.	1315	HOWARD AVE	NASHVILLE	TN	37216
07203003200	MICORI PROPERTIES, LLC	1121	MCCHESENEY AVE	NASHVILLE	TN	37216
07203025700	WALKER, WALTON TIMOTHY & GASH, RONALD	3510	GOLF ST	NASHVILLE	TN	37216
07204013900	BOZMAN FAMILY REVOCABLE LIVING TRUST	3816	INGLEWOOD CIR N	NASHVILLE	TN	37216
07204000500	THOM, C. MEREDITH ET UX	1401	JAKES AVE	NASHVILLE	TN	37216
07203010700	MARAVALLI, IAN & GILL, CLARE V.	1120	MCCHESENEY AVE	NASHVILLE	TN	37216
07203014800	MEREDITH, BRENT	1209	HOWARD AVE	NASHVILLE	TN	37216
07203002900	SCIBILIA, MARC & SKELTON, MIINDY	1127	MCCHESENEY AVE	NASHVILLE	TN	37216

07208001900	STEWART, CURTIS T.	3711	INGLEWOOD CIR S	NASHVILLE	TN	37216
07202016300	TRACY, ERIN	1108	SHELTON AVE	NASHVILLE	TN	37216
06115035200	WILKES, GREGORY PIERCE	1119	STRATFORD AVE	NASHVILLE	TN	37216
07204005600	ROY, JOAN D.	1606	STRATFORD AVE	NASHVILLE	TN	37216
07203033000	EDEN, TONY	1312	GREENFIELD AVE	NASHVILLE	TN	37216
07203030400	MCCANN, RACHEL & GRAY, JOSHUA	1216	GREENFIELD AVE	NASHVILLE	TN	37216
07203033300	BRYANT, MATTHEW & ROBBI	1318	GREENFIELD AVE	NASHVILLE	TN	37216
07203033100	MOLESWORTH, DAVID M. & BROUSSARD, ZAM	1314	GREENFIELD AVE	NASHVILLE	TN	37216
07203028600	GETZ, LAURA J.	1147	SHELTON AVE	NASHVILLE	TN	37216
07203033800	POTTER, JEFFREY D. & SHARON E.	1303	SHELTON AVE	NASHVILLE	TN	37216
07203030700	PULLEY, INA RUTH	1226	GREENFIELD AVE	NASHVILLE	TN	37216
07203037100	ELLIS, THOMAS	3408	KATHERINE ST	NASHVILLE	TN	37216
07203030800	DAY, JOHN KELLY	1228	GREENFIELD AVE	NASHVILLE	TN	37216
07202016000	PIPER, REBECCA DENISE	1114	SHELTON AVE	NASHVILLE	TN	37216
07202017200	GOAD, JIMMY N.	1111	KIRKLAND AVE	NASHVILLE	TN	37216
07203005700	MABREY, MARY E.	3703	OXFORD ST	NASHVILLE	TN	37216
07203016100	LARSON, DEANNA L.	1322	MCCHESNEY AVE	NASHVILLE	TN	37216
07203020000	TIP TOP TRUST, THE	1105	GREENFIELD AVE	NASHVILLE	TN	37216
07203014600	BANNING, DAVID M.	1213	HOWARD AVE	NASHVILLE	TN	37216
07203034000	TIP TOP TRUST, THE	1120 A	SHELTON AVE	NASHVILLE	TN	37216
07203012900	BAILEY, ANTHONY T., JR. & EMILY C.	1202	MCCHESNEY AVE	NASHVILLE	TN	37216
07203013000	JAMISON, JASON & MELISSA	1204	MCCHESNEY AVE	NASHVILLE	TN	37216
07203007700	ROHAN PROPERTIES, LLC	1310	STRATFORD AVE	NASHVILLE	TN	37216
07204014200	JENNINGS, JEFF	1704	GOLF ST	NASHVILLE	TN	37216
07203013300	MOBLEY, SYLVIA R.	1212	MCCHESNEY AVE	NASHVILLE	TN	37216
07203019900	WEST, ANGELA J. & STANFILL, VICKIE N.	1109	GREENFIELD AVE	NASHVILLE	TN	37216
07204015100	CURREY, ROBERT NEIL, JR.	3806	INGLEWOOD CIR S	NASHVILLE	TN	37216
07208000800	CUNNINGHAM, JAMES H., JR.	3718	INGLEWOOD CIR S	NASHVILLE	TN	37216
06115037900	SIMPSON, JOHN W. ETUX	1213	STRATFORD AVE	NASHVILLE	TN	37216
07203001200	HARRIS, SCOTT B. & ELIZABETH L.	1311	STRATFORD AVE	NASHVILLE	TN	37216
07204004800	BENNINGFIELD, DANIEL & MARGARET	1426	SHELTON AVE	NASHVILLE	TN	37216
07203031900	SPARKS, LINDA SUE	1211	SHELTON AVE	NASHVILLE	TN	37216
07203010800	PHANTOM, LLC	1122	MCCHESNEY AVE	NASHVILLE	TN	37216
07203023700	DIGUISEPPE, NICHOLAS S.	3512	KENNEDY AVE	NASHVILLE	TN	37216

06115038100	FREEMAN, DENNIS & SHELLEY	1217	STRATFORD AVE	NASHVILLE	TN	37216
07203016200	ERNSBERGER, GREGORY D.	1324	MCCHESENEY AVE	NASHVILLE	TN	37216
07204000700	WILKEY, MICHAEL A. & RICKI ANN	1405	JAKES AVE	NASHVILLE	TN	37216
07203016900	MARTIN, MACKENZIE E. & MARTIN, MALLORY	1311	HOWARD AVE	NASHVILLE	TN	37216
07207007500	MORRIS, EDWARD D. & ELSA S., TRS.	1136	KIRKLAND AVE	NASHVILLE	TN	37216
07203020700	SKEETERS, WILLIAM R. ET UX	1218	HOWARD AVE	NASHVILLE	TN	37216
07204004500	DAYE, JAMES M.	1420	SHELTON AVE	NASHVILLE	TN	37216
07204004100	DOWL, BARBARA D. & GREENE, JANE H.	1417	SHELTON AVE	NASHVILLE	TN	37216
07203029700	ELLIS, THOMAS	1200	GREENFIELD AVE	NASHVILLE	TN	37216
07206030000	ZOBRIST, JACOB E.	1116	KIRKLAND AVE	NASHVILLE	TN	37216
07203023300	BROWN, MICHELLE E.	1301	GREENFIELD AVE	NASHVILLE	TN	37216
07203005500	SPRING HAVEN APARTMENTS, LLC	1226	STRATFORD AVE	NASHVILLE	TN	37216
07203024800	KORSTAD, TIMOTHY D.	3521	GOLF ST	NASHVILLE	TN	37216
07202017300	HASKETT, BETHANY	1113	KIRKLAND AVE	NASHVILLE	TN	37216
07203009400	TERRELL, ELIZABETH	1309	MCCHESENEY AVE	NASHVILLE	TN	37216
07203014700	BROOKS, DAVID C. & BARBARA T.	1211	HOWARD AVE	NASHVILLE	TN	37216
06115038800	DARLIN, LAURA M. & LEARY, JESSICA L.	3806	OXFORD ST	NASHVILLE	TN	37216
07203012800	TOMCZAK, SHAUN ARTHUR & MICHELLE MARIH	1200	MCCHESENEY AVE	NASHVILLE	TN	37216
07203025500	MOORE, GREGORY B.	3504	GOLF ST	NASHVILLE	TN	37216
07203003600	LYNN, LUCILE M.	1113	MCCHESENEY AVE	NASHVILLE	TN	37216
06115038700	DARLING, LAURA M.	3805	OXFORD ST	NASHVILLE	TN	37216
07206030300	SELBY, ISABELLE & LINABURG, DAVID & SELBY,	1122	KIRKLAND AVE	NASHVILLE	TN	37216
07207003100	FINCANNON, JAYLON & JUDY & J'NAE	1320	SHELTON AVE	NASHVILLE	TN	37216
07203007900	CLARK, DAVID L.	1314	STRATFORD AVE	NASHVILLE	TN	37216
07203030000	MYERS, MARCUS & KATHRYN	1206	GREENFIELD AVE	NASHVILLE	TN	37216
07207027100	MULLER, PETER & PATRICK, SUSAN	2313	RIVERSIDE DR	NASHVILLE	TN	37216
07203004400	COOPER, BENJAMIN G. & BRITTANY J.	1202	STRATFORD AVE	NASHVILLE	TN	37216
06115038600	CAMPBELL, WILLIAM C. II & TOUZETT-CAMPBE	3803	OXFORD ST	NASHVILLE	TN	37216
07202016100	SPENCE, KELLEY	1112	SHELTON AVE	NASHVILLE	TN	37216
07203022500	MOONEYHAN, THERESA H.	1201	GREENFIELD AVE	NASHVILLE	TN	37216
07203002700	BURNES, CYNTHIA F.	1131	MCCHESENEY AVE	NASHVILLE	TN	37216
07203011000	FOSTER, JACK & CHRISTINE S.	1126	MCCHESENEY AVE	NASHVILLE	TN	37216
07204001600	WEBER, PHILIP JOHN	3522	GOLF ST	NASHVILLE	TN	37216
07206029800	COPE, GARY GENE ET UX	1112	KIRKLAND AVE	NASHVILLE	TN	37216

07203011300	WHITNEY, CRYSTAL & MCGEHEE, RUSSELL	1143	HOWARD AVE	NASHVILLE	TN	37216
07203001500	ASHFORD, JAN LEIGH	1317	STRATFORD AVE	NASHVILLE	TN	37216
07204016200	MCCOWN, PAUL & KATY	1701	GOLF ST	NASHVILLE	TN	37216
07203002800	KELLEY, JAMES C. III.	1129	MCCHESENEY AVE	NASHVILLE	TN	37216
07203003400	WILCOX, KENNETH RANDALL & LEISA L.	1117	MCCHESENEY AVE	NASHVILLE	TN	37216
07203011500	TAYLOR, RANDALL	1137	HOWARD AVE	NASHVILLE	TN	37216
07207002600	WOODARD, BRENT E.	1308	SHELTON AVE	NASHVILLE	TN	37216
07203003300	WALL, JOE L. & DEBORAH L., TRUSTEES	1119	MCCHESENEY AVE	NASHVILLE	TN	37216
07203023201	BALLARD, MARCUS A. SR., & JUDY G., TRS.	3503	KENNEDY AVE	NASHVILLE	TN	37216
07207007900	KINSEL, TROY	1128	KIRKLAND AVE	NASHVILLE	TN	37216
07203018500	LUMM, KIRK J. ET UX	1130	HOWARD AVE	NASHVILLE	TN	37216
07207026800	GRIMES, EDWARD LEE	2319	RIVERSIDE DR	NASHVILLE	TN	37216
07203030300	FERGUSON, RICHARD & MONROE-FERGUSON,	1212	GREENFIELD AVE	NASHVILLE	TN	37216
07207002500	BARONE, ELIZABETH A.	1306	SHELTON AVE	NASHVILLE	TN	37216
07203032600	TOY, MARILYN	1302	GREENFIELD AVE	NASHVILLE	TN	37216
07203031200	MASSEY, JASON P. & BECKER, ANNIE M. & THEI	1225 A	SHELTON AVE	NASHVILLE	TN	37216
07203033900	GILDER, MATTHEW & LAURA	1233	SHELTON AVE	NASHVILLE	TN	37216
07203039200	VELTZ, LAURA J.	1301	SHELTON AVE	NASHVILLE	TN	37216
07203037500	POUNCEY, JILL W.	1131 A	SHELTON AVE	NASHVILLE	TN	37216
07203029000	HULL, MALLORY	1139	SHELTON AVE	NASHVILLE	TN	37216
07203029300	MCGRAW, SEAN PATRICK	1133	SHELTON AVE	NASHVILLE	TN	37216
07203031100	HICKMAN, CARRIE A.	1227	SHELTON AVE	NASHVILLE	TN	37216
07203033500	EVANS, BREWER ETUX	1311	SHELTON AVE	NASHVILLE	TN	37216
07203028200	COTTER, KATHLEEN H.	1132	GREENFIELD AVE	NASHVILLE	TN	37216
07203030500	RICHARDS, AARON L. & BURKE, YVONNE M.	1218	GREENFIELD AVE	NASHVILLE	TN	37216
07203030900	LANGLOIS, SABRINA S. & MILLER, JACKSON H.	1230	GREENFIELD AVE	NASHVILLE	TN	37216
07203028400	MURPHY, PATRICK STEVEN & HOLLY GAY	1140	GREENFIELD AVE	NASHVILLE	TN	37216
07203028700	WILLIAMS, JEREMY	1145	SHELTON AVE	NASHVILLE	TN	37216
07203027800	THOMAS, DARRELL A. ET UX	1120	GREENFIELD AVE	NASHVILLE	TN	37216
07203028500	MURPHY, PATRICK STEVEN & HOLLY GAY	1144	GREENFIELD AVE	NASHVILLE	TN	37216
07203031700	MONTES, LISA C. & ELIZABETH S.	1217	SHELTON AVE	NASHVILLE	TN	37216
07203033400	WHITE, ELEANOR F.	1320	GREENFIELD AVE	NASHVILLE	TN	37216
07203033700	CADWALLADER, JOHN K. JR.	1307	SHELTON AVE	NASHVILLE	TN	37216
07203031400	WEITZEL, WILLIAM & SHERYL	1223	SHELTON AVE	NASHVILLE	TN	37216

07203028100	WALL, MARY S.	1128	GREENFIELD AVE	NASHVILLE	TN	37216
07203030100	BRYANT, NATHAN CURTIS ET UX	1208	GREENFIELD AVE	NASHVILLE	TN	37216
07203029400	POUNCEY, JILL W.	1129 A	SHELTON AVE	NASHVILLE	TN	37216
07203030600	LEWIS, RONALD M. SR & TINA S. & AGUIRRE, JA	1224	GREENFIELD AVE	NASHVILLE	TN	37216
07203032200	LAMB, PAUL D.	1205	SHELTON AVE	NASHVILLE	TN	37216
07203015000	STREAMS, MICHAEL J.	1205	HOWARD AVE	NASHVILLE	TN	37216
07203000800	ULRICH, JAMES WARREN & SUSAN BURROUGH	1303	STRATFORD AVE	NASHVILLE	TN	37216
07203038300	PATTERSON, JAMES R. & CYNTHIA B.	1232	HOWARD AVE	NASHVILLE	TN	37216
07203010600	RIMER. C. A. JR.	1118	MCCHESENEY AVE	NASHVILLE	TN	37216
07203014200	WEISS, JOYCE ELAINE	1225	HOWARD AVE	NASHVILLE	TN	37216
07203034500	PORTER, CHERI C.	1131	KIRKLAND AVE	NASHVILLE	TN	37216
07203003500	STOCK, TRAVIS N. & JESSICA L.	1115	MCCHESENEY AVE	NASHVILLE	TN	37216
07207025700	MARTIN, LORETTA W.	2349	RIVERSIDE DR	NASHVILLE	TN	37216
07203026300	SPADAFINO, KEITH L. & CAMILLE C.	1413	SHELTON AVE	NASHVILLE	TN	37216
07204000600	CUMMING, MARY A.	1403	JAKES AVE	NASHVILLE	TN	37216
07203009600	LASHOCK, MELISSA STENDER & ANDREW DUAN	1301	MCCHESENEY AVE	NASHVILLE	TN	37216
07203038700	DORSCH, FRANK A. III	1313 B	MCCHESENEY AVE	NASHVILLE	TN	37216
07207007800	RORIE, RUSSELL SCOTT	1130	KIRKLAND AVE	NASHVILLE	TN	37216
07203024300	LAJOIE, LANCE & AUTUMN R.	1402	JAKES AVE	NASHVILLE	TN	37216
07207026100	MCDONALD, TERI LYNNE	2339	RIVERSIDE DR	NASHVILLE	TN	37216
07207025300	NEUFELD, RONALD E. ET UX	1402	SHELTON AVE	NASHVILLE	TN	37216
07203021000	GEIST, MARGARET A. & GEORGE A., TRUSTEES	0	HOWARD AVE	NASHVILLE	TN	37216
07203007000	KENT, BRIAN	1201	MCCHESENEY AVE	NASHVILLE	TN	37216
07206029700	HOME ADVANTAGE PROPERTIES, LLC	1104	KIRKLAND AVE	NASHVILLE	TN	37216
07203022000	SNYDER, CHARLES W. JR.	1215	GREENFIELD AVE	NASHVILLE	TN	37216
07203004700	HARRINGTON, LEANNE	1208	STRATFORD AVE	NASHVILLE	TN	37216
07203021600	HALL, ERIN M.	1225	GREENFIELD AVE	NASHVILLE	TN	37216
07203034100	SONG, LISA JOY & CHRIS	1122	SHELTON AVE	NASHVILLE	TN	37216
07203022900	BURGESS, LILLIE JO BESS	1308	HOWARD AVE	NASHVILLE	TN	37216
06115038400	DUNLAP, JOSHUA RYAN	1225	STRATFORD AVE	NASHVILLE	TN	37216
07203002100	SMART, TYRONE L. ET UX	1118	STRATFORD AVE	NASHVILLE	TN	37216
07206030400	FIVE TALENTS PARTNERSHIP	1124	KIRKLAND AVE	NASHVILLE	TN	37216
07203011200	QUIRAM, ERIC & JASON	1132	MCCHESENEY AVE	NASHVILLE	TN	37216
07203016400	STARKS, SAM	3603	KENNEDY AVE	NASHVILLE	TN	37216

07203012000	HUBBARD, DAVID, JR.	1117	HOWARD AVE	NASHVILLE	TN	37216
07204014600	STEINBERG, ROBERT D., REVOC TRUST & GABRI	3815	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203005900	BAKER, MARSHALL & JOHNSON, DEBORAH	1227	MCCHESENEY AVE	NASHVILLE	TN	37216
07203002300	LADD, DARRELL W. ET UX	1122	STRATFORD AVE	NASHVILLE	TN	37216
07204004400	SMITH, STEPHEN LLOYD ET UX	1418	SHELTON AVE	NASHVILLE	TN	37216
07206030500	TURNER, MICHAEL BRETT & AMBER	1126	KIRKLAND AVE	NASHVILLE	TN	37216
07203005000	HOFFMAN, BRICE J. & LEAH R.	1214	STRATFORD AVE	NASHVILLE	TN	37216
07203017900	MARTIN, ALVAREZ	1116	HOWARD AVE	NASHVILLE	TN	37216
07203022100	SMITH, ESTHER RUTH	1213	GREENFIELD AVE	NASHVILLE	TN	37216
07204005000	ROPER-CARRILLO, VALERIE M.	1428	SHELTON AVE	NASHVILLE	TN	37216
07203018300	SHERRILL, MARGARET R.	1126	HOWARD AVE	NASHVILLE	TN	37216
07203021400	BURKE, PAMELA J. & KEITH	1229	GREENFIELD AVE	NASHVILLE	TN	37216
06115034900	ALBERT, BARBARA G.	1125	STRATFORD AVE	NASHVILLE	TN	37216
07203018600	WILLIAMSON, JIMMIE ET UX	1132	HOWARD AVE	NASHVILLE	TN	37216
07204006000	BOWEN, RANDALL KEITH	1429	INGLEWOOD CIR N	NASHVILLE	TN	37216
07203023100	STEVENS, JEANNE E.	1312	HOWARD AVE	NASHVILLE	TN	37216
07204013700	HARBARGER, MARK PHILLIPS, JR.	3812	INGLEWOOD CIR N	NASHVILLE	TN	37216
07204004600	FULLER, JUDD & RADFORD, DANA L.	1422	SHELTON AVE	NASHVILLE	TN	37216
07203005600	BIGGS, BARBARA J.	3705	OXFORD ST	NASHVILLE	TN	37216
06115034800	HERNDON, ANGELA C.	1127	STRATFORD AVE	NASHVILLE	TN	37216
07203016300	KIRACOFE, COLE S.	1326	MCCHESENEY AVE	NASHVILLE	TN	37216
07203016000	STREET, CATHY S. & JOHN J.	1320	MCCHESENEY AVE	NASHVILLE	TN	37216
07203013900	LYNDON, NICHOLAS A. & NATALIE G.	1231	HOWARD AVE	NASHVILLE	TN	37216
07203013200	EDWARDS, STEVEN	1208	MCCHESENEY AVE	NASHVILLE	TN	37216
07203022800	SWAGGART, JASON	1306	HOWARD AVE	NASHVILLE	TN	37216
07203015500	FREEMAN, MARY REBECCA	1304	MCCHESENEY AVE	NASHVILLE	TN	37216
07203005200	CHOATE, CHRISTOPHER T. & SHERRY	1220	STRATFORD AVE	NASHVILLE	TN	37216
07203017800	DEGRAFTENREID, JASON & GONZALEZ, GABRIE	1114	HOWARD AVE	NASHVILLE	TN	37216
07203023200	HUSSEY, SALLIE CAIN	1303	GREENFIELD AVE	NASHVILLE	TN	37216
07203015300	BERNAL, RYAN & JENNA	1300	MCCHESENEY AVE	NASHVILLE	TN	37216
07203004800	HARRINGTON, LEANNE	0	STRATFORD AVE	NASHVILLE	TN	37216
07203002400	YOUNG, BILLY D. ET UX	1126	STRATFORD AVE	NASHVILLE	TN	37216
07203002000	FENTRESS, ROYCE E.,JR. ET UX	1116	STRATFORD AVE	NASHVILLE	TN	37216
07203016500	DOOLEY, MEREDITH A.	1319	HOWARD AVE	NASHVILLE	TN	37216

07204013000	CUMMINGS, HAROLD D.	3817	INGLEWOOD CIR N	NASHVILLE	TN	37216
06115038200	MILES, ANN C.	1221	STRATFORD AVE	NASHVILLE	TN	37216
07203021700	CAIN, VAN & GREEN, EMILY	1223	GREENFIELD AVE	NASHVILLE	TN	37216
07203018000	MORGAN, PHILIP D. & LONDA K. HARDCASTLE-	1120	HOWARD AVE	NASHVILLE	TN	37216
07207026900	ACACIA, CRYSTAL	2317	RIVERSIDE DR	NASHVILLE	TN	37216
07203002200	PEACH, FRED W.	1120	STRATFORD AVE	NASHVILLE	TN	37216
07204014700	MIRE, AVA C.	3811	INGLEWOOD CIR S	NASHVILLE	TN	37216
07203000700	AMONETT, EDWARD MARK	1301	STRATFORD AVE	NASHVILLE	TN	37216
07203011400	CULPEPPER, AMY N.	1141	HOWARD AVE	NASHVILLE	TN	37216
07203018400	POWELL, JOSHUA CALEB	1128	HOWARD AVE	NASHVILLE	TN	37216
07203006600	HOUSHOLDER, ALAN C., TRUSTEE	1209	MCCHESNEY AVE	NASHVILLE	TN	37216
07203015200	LANKFORD, JULIE	1201	HOWARD AVE	NASHVILLE	TN	37216
07203004900	WAY, WILLIAM & SMITH, LAUREN	1212	STRATFORD AVE	NASHVILLE	TN	37216
06115035100	MURRAY, THOMAS C.W. & MANN, JULIAN BON	1121	STRATFORD AVE	NASHVILLE	TN	37216
07203021900	PENDERGRASS, JOSHUA T. & EMILY	1219	GREENFIELD AVE	NASHVILLE	TN	37216
07203022300	HALE, EVELYN M.	1209	GREENFIELD AVE	NASHVILLE	TN	37216
07207012300	NIELSEN, NICOLE S.	2318	RIVERSIDE DR	NASHVILLE	TN	37216
07207012600	SACHS, JUDITH ANN	2312	RIVERSIDE DR	NASHVILLE	TN	37216
07207012500	WILSON, MARY IMOGENE & LARRY P.	2314	RIVERSIDE DR	NASHVILLE	TN	37216
07207012400	LEWIS, LAUREN WYATT & MICHAEL PAUL	2316	RIVERSIDE DR	NASHVILLE	TN	37216
07203009200	ESCUJE, DON M.	1315	MCCHESNEY AVE	NASHVILLE	TN	37216
07203037000	LORSUNG, JOZELLA M.	1328	STRATFORD AVE	NASHVILLE	TN	37216
07203007300	REEVES, DOUGLAS, II & KATHRYN	1304	STRATFORD AVE	NASHVILLE	TN	37216
07203009100	PARISH, FRANK R., JR. & MASSEY-PARISH, WAR	1319	MCCHESNEY AVE	NASHVILLE	TN	37216
07203007100	YOUNTS, CORY M.	1300	STRATFORD AVE	NASHVILLE	TN	37216
07203008200	POUDER, ANNA L.	1320	STRATFORD AVE	NASHVILLE	TN	37216
07203008500	JOHNSON, DENNIS NEIL & SANDRA A.	1326	STRATFORD AVE	NASHVILLE	TN	37216
072070C00600CO	NORTH BY NORTHEAST DEVELOPMENT, LLC	2324	RIVERSIDE DR	NASHVILLE	TN	37216
072070C00700CO	NORTH BY NORTHEAST DEVELOPMENT, LLC	2324	RIVERSIDE DR	NASHVILLE	TN	37216
072070C00200CO	NORTH BY NORTHEAST DEVELOPMENT, LLC	2324	RIVERSIDE DR	NASHVILLE	TN	37216
072070C00100CO	NORTH BY NORTHEAST DEVELOPMENT, LLC	2324	RIVERSIDE DR	NASHVILLE	TN	37216
072070C00500CO	NORTH BY NORTHEAST DEVELOPMENT, LLC	2324	RIVERSIDE DR	NASHVILLE	TN	37216
07207012200	DELLNER, ELIZABETH & LOGSDON, MICHAEL	2320	RIVERSIDE DR	NASHVILLE	TN	37216
072070C00400CO	NORTH BY NORTHEAST DEVELOPMENT, LLC	2324	RIVERSIDE DR	NASHVILLE	TN	37216

07207036000	BATTLE, THOMAS, JR. ET UX	0	RIVERSIDE DR	NASHVILLE	TN	37216
072070C90000CO	O.I.C. HOMES AT 2324 RIVERSIDE	2324	RIVERSIDE DR	NASHVILLE	TN	37216
07207002400	JAYNE, JOHN LAWRENCE, III & BUTLER, RACHAI	1300	SHELTON AVE	NASHVILLE	TN	37216
07203035500	COX, VIRGINIA L. & MILLER, PATRICIA J.	1148	SHELTON AVE	NASHVILLE	TN	37216
07207002100	WELLS, CARLA & JOHN M.	1224	SHELTON AVE	NASHVILLE	TN	37216
07203036800	KRENZ, CELESTE & JEAN & DARWIN	1220	SHELTON AVE	NASHVILLE	TN	37216
07203031000	THOMAS, TRACI L.	1229	SHELTON AVE	NASHVILLE	TN	37216
07203035900	NUSBICKEL, PARKER H. & ELIZABETH S.	1200	SHELTON AVE	NASHVILLE	TN	37216
07203035300	DAVIDSON, JOHN A.	1144	SHELTON AVE	NASHVILLE	TN	37216
07203036300	BIBRY, GRADY W. ETUX	1210	SHELTON AVE	NASHVILLE	TN	37216
072070C00300CO	NORTH BY NORTHEAST DEVELOPMENT, LLC	2324	RIVERSIDE DR	NASHVILLE	TN	37216
07203038100	LOFTON, CLARENCE & SARA	1134 B	SHELTON AVE	NASHVILLE	TN	37216
07203035000	DOYLE, KATHLEEN	1138	SHELTON AVE	NASHVILLE	TN	37216
07203036100	BING, TRAVIS	1204	SHELTON AVE	NASHVILLE	TN	37216
07203036400	PRESTWICH, PETER & ANNA	1212	SHELTON AVE	NASHVILLE	TN	37216
07207002200	JACKSON, RONALD E. & SHANNON, CAITLIN M.	1228	SHELTON AVE	NASHVILLE	TN	37216
07203035200	DAVIDSON, JOHN A. & TANYA L.	1142	SHELTON AVE	NASHVILLE	TN	37216
07203034700	BURKE, PAMELA NICHOLS	1132	SHELTON AVE	NASHVILLE	TN	37216
07203036200	WOODLAND STREET PARTNERS, LLC	1208 A	SHELTON AVE	NASHVILLE	TN	37216
07203036900	EICHOLTZ, DEOBRAH L.	1222	SHELTON AVE	NASHVILLE	TN	37216
07203029100	SIMMONS., T. CHRISTOPHER & KRISTEN E.	1137	SHELTON AVE	NASHVILLE	TN	37216
07203036000	CONSIGNY, RUCELE	1202	SHELTON AVE	NASHVILLE	TN	37216
07203035400	WELLS, SARA & LINDSEY, CHRIS	1146	SHELTON AVE	NASHVILLE	TN	37216
07203034800	STAHOVIAK, JEFFERY LYN & PATTY ANN	1134 A	SHELTON AVE	NASHVILLE	TN	37216
07203036600	MCCLURE, MATTHEW W. & DENISE C.	1216	SHELTON AVE	NASHVILLE	TN	37216
07203036700	BREWER, DANIEL C. & TABER, PATRICIA D.	1218	SHELTON AVE	NASHVILLE	TN	37216
07203036500	BRASSELL, BARBARA	1214	SHELTON AVE	NASHVILLE	TN	37216
07203035600	BLOCK, RICHARD L.	1150	SHELTON AVE	NASHVILLE	TN	37216
07207026700	CARDEN, PETE R.	2321	RIVERSIDE DR	NASHVILLE	TN	37216
07203035100	DOYLE, KATHLEEN M.	1140	SHELTON AVE	NASHVILLE	TN	37216
07207002300	THOMAS, TRACI L.	1230	SHELTON AVE	NASHVILLE	TN	37216
07203034900	WEBBER, KARA M. & FRANK P.	1136	SHELTON AVE	NASHVILLE	TN	37216
07203039100	JOHNSON, BRANDON & MARY RAINES	1311	MCCHESENEY AVE	NASHVILLE	TN	37216
07203039500	DREES PREMIER HOMES, INC.	1307	MCCHESENEY AVE	NASHVILLE	TN	37216

07203008700	LINEBAUGH, MACK S., III & HOLLY	1329	MCCHESNEY AVE	NASHVILLE	TN	37216
07203007400	HOWARD, ADAM P. & LORRAINE A.	1306	STRATFORD AVE	NASHVILLE	TN	37216
07203007500	MASSA, MARK	1308	STRATFORD AVE	NASHVILLE	TN	37216
07203009000	KEITH, NATHAN E.	1321	MCCHESNEY AVE	NASHVILLE	TN	37216
07203009300	AZZI, ROBERT M. & CYNTHIA E., TRUSTEE	1313	MCCHESNEY AVE	NASHVILLE	TN	37216
06115036900	LEE, LARRY WALLACE	1207	STRATFORD AVE	NASHVILLE	TN	37216
06115037000	MEADOR, WELDON JR.	1211	STRATFORD AVE	NASHVILLE	TN	37216
06115035700	SAFFELL, WILLIAM F. & BETTY B.	1203	STRATFORD AVE	NASHVILLE	TN	37216
06115039400	IRVIN, JIMMY M. & REBA P.	1205 A	STRATFORD AVE	NASHVILLE	TN	37216
07203037700	MOSAYEBI, ZACHERY R. & LINDSAY H.	3701	KATHERINE ST	NASHVILLE	TN	37216

SUBSTITUTE ORDINANCE NO. BL2016-132

An ordinance amending Title 17 of the Metropolitan Code pertaining to financial institutions and alternative financial services (Proposal No. 2016Z-004TX-001).

WHEREAS, a study conducted by the Regional Planning Agency of Chattanooga-Hamilton County, Tennessee concluded that the proliferation and clustering of "Alternative Financial Services" such as cash advance, check cashing, pawnshops, and title loan establishments can have a detrimental effect on local property values and economic redevelopment; and

WHEREAS, the study noted that efforts to promote economic revitalization through diversification of land uses in certain areas may be impeded by the clustering of certain alternative financial services; and

WHEREAS, a 2009 examination of the locations of alternative financial service providers by the Board of Governors of the Federal Reserve System provides evidence that these businesses tend to locate in areas where the population is disproportionately minority and poorly educated; and

WHEREAS, in the last decade, many cities have created zoning ordinances designed to limit the concentration of alternative financial services (AFS) businesses such as check-cashing outlets, money transmitters, car title lenders, payday loan stores, pawnshops, and rent-to-own stores; and

WHEREAS, AFS businesses have been expanding at a rapid rate, and the abundance of payday lenders in certain communities may be the result of a void left by banks and credit unions that have departed from middle- and low-income neighborhoods; and

WHEREAS, the fees and lending practices used by alternative financial service establishments can have a significant negative effect on a city's residents {Source: Baylor, Don; "The Hidden Costs of Payday Lending," Texas Business Review, April 2008}; and

WHEREAS, as a result of the high fees associated with using AFS services, consumers become enmeshed in a cycle of debt and dependency from which it is difficult to emerge; and

WHEREAS, Tennessee is among 27 states that have permissive regulations for payday establishments that have an Annual Percentage Rate (APR) of 391% or higher. Tennessee's rate is 459%. Under Tennessee law, a payday lender can charge \$15 per returned check, or \$17.65 for every \$100 loaned to the borrower; and

WHEREAS, pursuant to Title 45, Chapter 12 of Tennessee Code Annotated, certain rules and regulations governing financial institutions have been established which regulate flexible credit lenders and which became effective on January 1, 2015; and

WHEREAS, as a result of this new TCA legislation, there are additional types of alternative finance lenders (flexible credit loans) that are not currently identified in the zoning code, but have a similar impact as the alternative financial services noted in the RPA study; and

WHEREAS, on March 26, 2015, the Consumer Financial Protection Bureau (CFPB) -- a federal agency -- announced its consideration of rules proposed to end payday debt traps by requiring lenders to take steps to ensure that consumers can repay their loans. However, it is anticipated that implementation of any such new regulations will be months if not years away; and

WHEREAS, other Tennessee cities, including Chattanooga and Memphis, have addressed AFS businesses by enacting minimum distance requirements from each other; and whereas on December 9, 2014, the Knoxville City Council approved resolution R-428-2014 titled "A Resolution of the Council of the City of Knoxville respectfully requesting that the Metropolitan Planning Commission consider and make a recommendation to City Council regarding the possible limitation of alternative financial establishments to the zoning regulation definitions and to potentially regulating the clustering of same"; and

WHEREAS, in order to protect local property values and economic redevelopment in Nashville, Tennessee, the Metropolitan Council deems it to be in the best interest of the residents of the city that the proliferation and clustering of alternative financial services be further regulated through the Metropolitan Zoning Code.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.04.060 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting the definition of "Financial Institution" and replacing with following definition:

"Financial institution" means any building, room, space or portion thereof where an establishment provides a variety of financial services, including generally, banks, credit unions, and mortgage companies, but excluding alternative financial services. A financial institution is open to the public within hours that do not exceed 8:00 a.m. to 6:00 p.m. Monday – Friday, and 8:00 a.m. to 1:00 p.m. on Saturday.

Section 2. That Section 17.04.060 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by adding the following terms and definitions:

"Alternative Financial Services" means any building, room, space or portion thereof where an establishment provides a variety of financial services outside of the operating hours of a financial institution, including but not limited to cash advance, title loans, check cashing, pawnshops and flex loans.

Section 3. That Section 17.08.030, District Land Use Tables, is hereby amended by deleting "Cash Advance," "Title loan," and "Check cashing," under Office Uses and "Pawnshop" under Commercial Uses.

Section 4. That Section 17.08.030, District Land Use Tables, is hereby amended by adding "Alternative Financial Services" under Office Uses and adding as a use permitted with conditions (PC) in zoning districts MUN, MUN-A, MUL, MUL-A, MUG, MUG-A, MUI, MUI-A, ON, OL, OG, OR20, OR20-A, OR40, OR40-A, ORI, ORI-A, CN, CN-A, CL, CL-A, CS, CS-A, CA, CF, SCN, SCC, SCR and IWD.

Section 5. That Section 17.16.050, Office Uses, is hereby amended by deleting subsection D. in its entirety and substituting with the following new subsection D.:

"D. Alternative Financial Services.

1. No alternative financial services establishment shall be located less than one thousand three hundred twenty (1,320) linear feet from the property line of another property upon which another alternative financial services establishment is located.
2. Alternative financial services establishments in the MUN, MUN-A, ON, and CN zoning districts shall be limited to two thousand five hundred (2,500) square feet of gross floor area per establishment."

Section 6. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Jeff Syracuse
Member of Council