

*REVIEWS AND ADVICE
FROM CURRENT STUDENTS*

VANDERBILT SCHOOL OF NURSING

HOUSING GUIDE — 2021 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES



Intelligent Apartment Search

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Top apartments, based on the feedback of Vanderbilt Nursing students

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GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit [VeryApt.com](https://veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Nashville. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



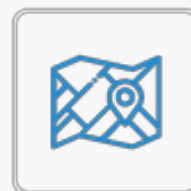
Value



Management



Amenities



Location

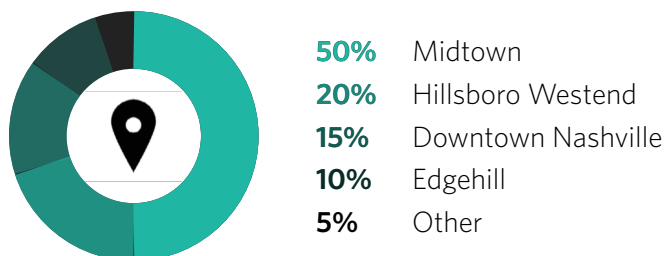


Safety

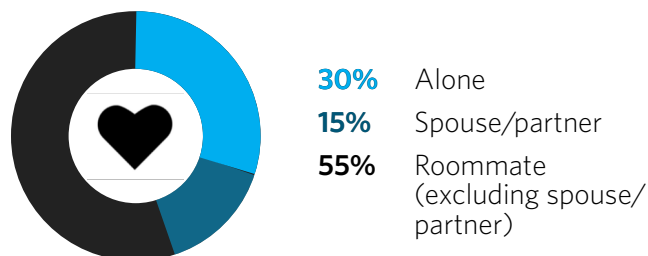
Based on their feedback, we compiled a list of the best apartment buildings for Vanderbilt Nursing students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

Where Vanderbilt Nursing students live

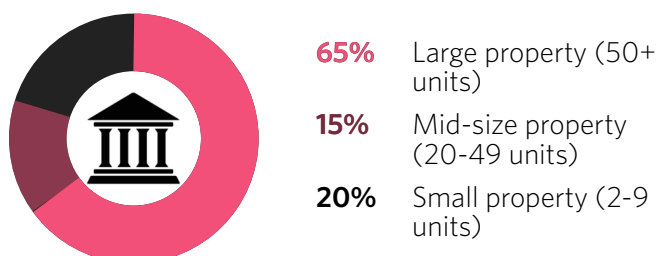


Who Vanderbilt Nursing students live with

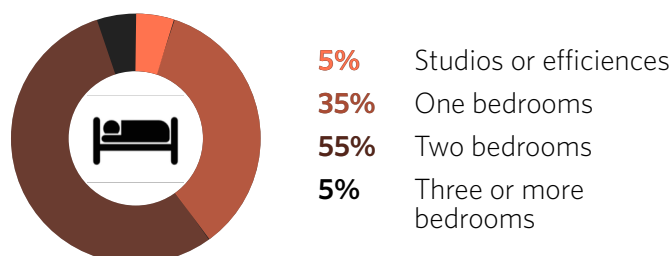


25% of Vanderbilt Nursing students live with pets

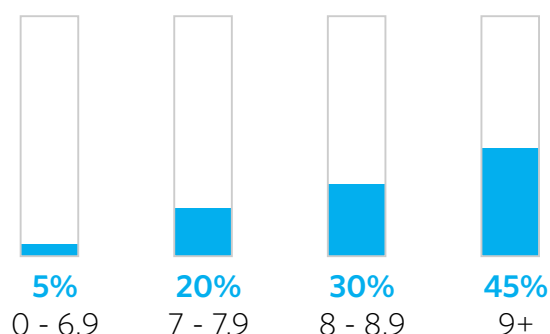
What type of properties Vanderbilt Nursing students live



What size residences Vanderbilt Nursing students live in



Distribution of property ratings



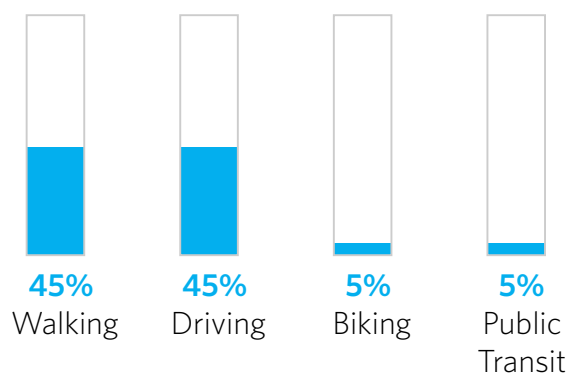
Average rent by apartment size



Rent versus own



Commute methods



LIVE AT THE TOP OF THE CLASS.

505

505Nashville.com

STUDIO, 1 AND 2 BEDROOMS STARTING AT \$1,425/MO.

615.214.4505 | 505 Church Street | Nashville, TN 37219



Rent with Confidence

Time Savers

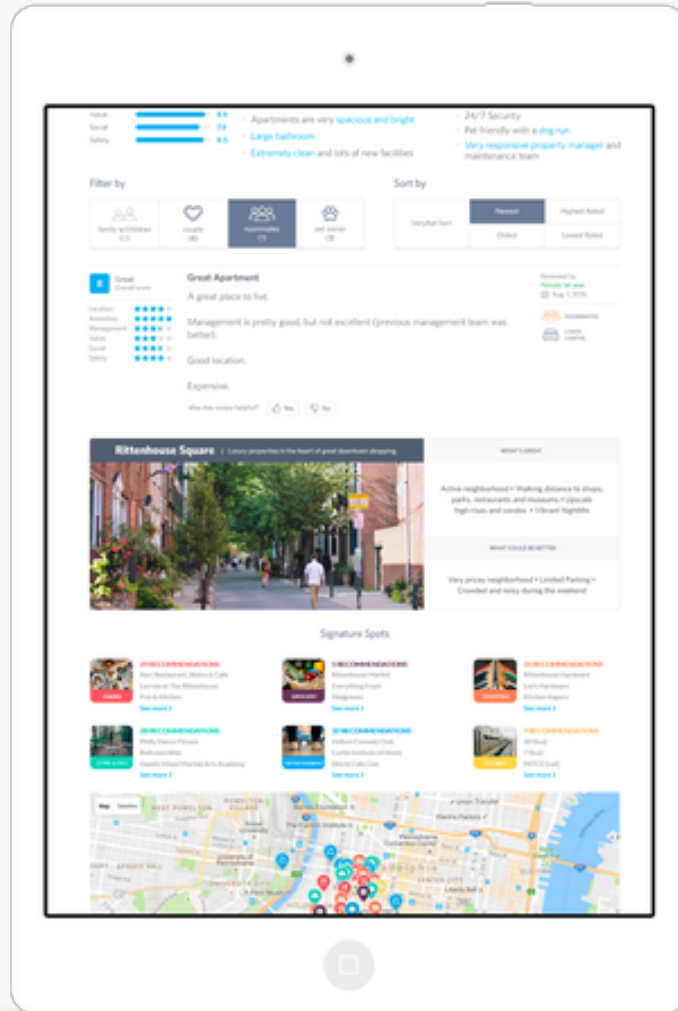


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

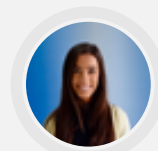


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

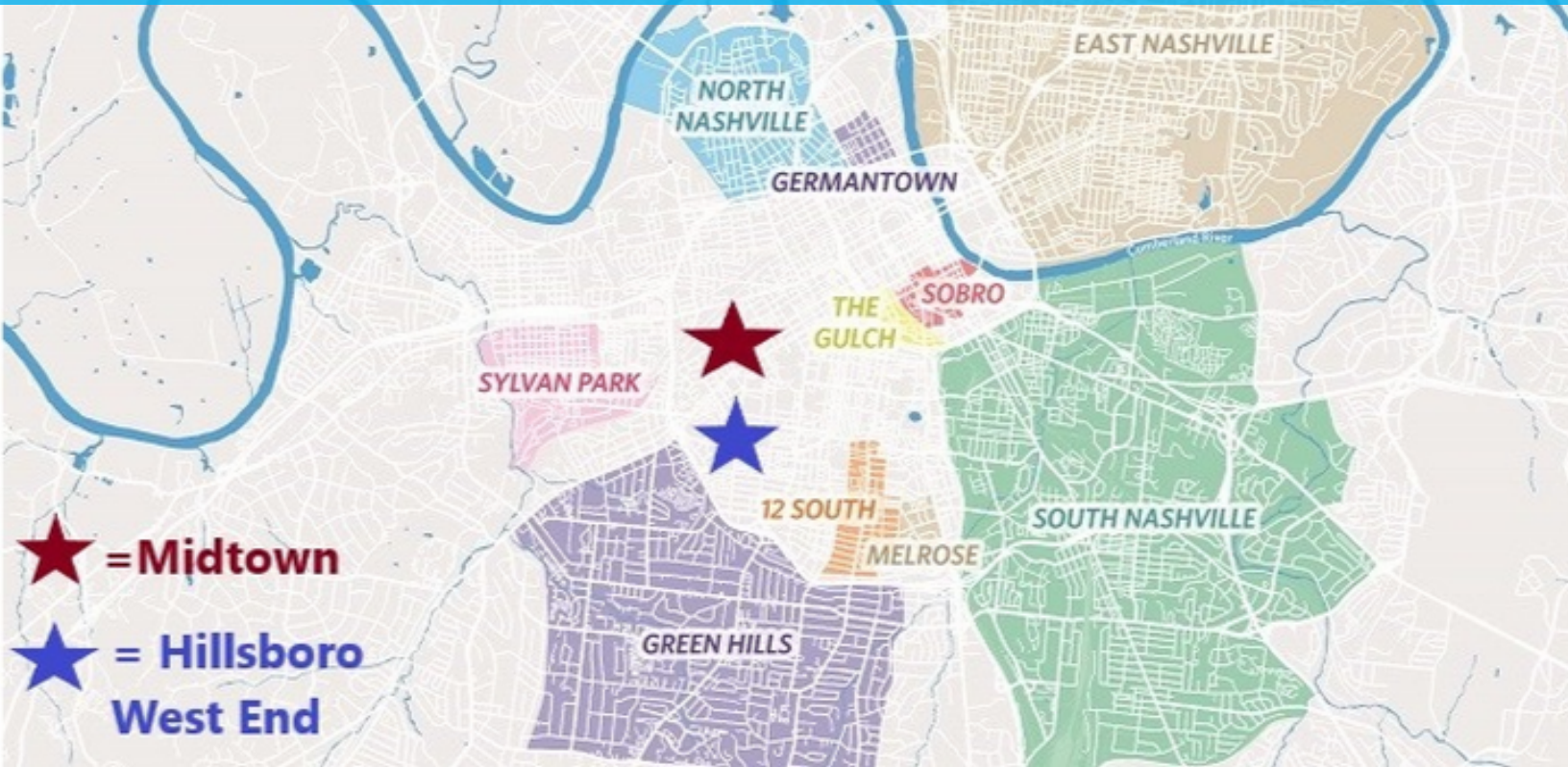
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com



NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Vanderbilt Nursing students



1 Midtown

50% of Vanderbilt Nursing students

With Vanderbilt University being right in the heart of Midtown, it is home to many students and staff living near the campus. Because of that, this area offers great nightlife and a ton of social opportunities.

3 SoBro

15% of Vanderbilt Nursing students

A buzzing part of downtown Nashville, SoBro, offers hip new bars, restaurants, and a trendy music scene. SoBro gets its name from south of Broadway, which covers the southeastern portion of Downtown Nashville. This is where residents get to experience the heart and soul of Nashville.

2 Hillsboro West End

20% of Vanderbilt Nursing students

Close-by to local universities, Hillsboro West End features a community lined with local retailers and restaurants. Very walkable, and situated between Vanderbilt and Belmont University, it creates a lively urban environment.

4 Edgehill/The Gulch

10% of Vanderbilt Nursing students

The Gulch is known for its hip and trendy atmosphere full of upscale buildings, restaurants, and stores. It is situated just south of downtown and was historically an old industrial area that has recently emerged as one of the most sought after places to live in Nashville.

Other Neighborhoods

less than 5% each

5 Germantown

6 12 South

7 Sylvan Park

8 North Nashville

9 South Nashville



Midtown

Buzzing and Diverse Collegetown

ABOUT MIDTOWN

Located Southwest of Downtown Nashville, Midtown offers buzzing nightlife, shows, and rock gigs. With a variety of bars and parks, there is plenty to do in this district. It is both walkable and lies near downtown making it very convenient as a living option. Midtown is also 1.5 miles from Vanderbilt's campus, so the commute is fairly easy.

Nightlife

Collegetown

Performances

Convenient Location



MEDIAN RENTS IN MIDTOWN

\$1,460

Studio

\$1,585

1 Bedroom

\$2,120

2 Bedroom

WHAT RESIDENTS THINK ABOUT MIDTOWN



Review by [Nursing Student](#)

VILLAGE 21

I wouldn't want to live in any other neighborhood in Nashville. This neighborhood offers a good amount of restaurant and bar options while also maintaining a feeling of safety and quiet. It is a happy medium between a big city feel and a suburban town.



Review by [Nursing Student](#)

ELLISTON 23

Neighborhood is very convenient to get to both VU campus and the hospitals. Most shopping/dining/entertainment is a ~20 minute walk away. Doesn't necessarily have a "neighborhood feel."

Hillsboro Westend

A vibrant, tight-knit neighborhood

ABOUT HILLSBORO WESTEND

Hillsboro Village features a community lined with local retailers and restaurants. Very walkable, and situated between Vanderbilt and Belmont University, it creates a lively urban environment. With a great collection of shops, boutiques, and restaurants, there is never a dull moment here.

Boutiques

Bars and Restaurants

Local Business

Urban

MEDIAN RENTS IN HILLSBORO WESTEND

\$1,045

Studio

\$1,450

1 Bedroom

\$2,000

2 Bedroom



WHAT RESIDENTS THINK ABOUT HILLSBORO WESTEND



Review by [Nursing Student](#) 📍 JEANNIE APARTMENTS

The Hillsboro Westend location has been great for my time in the program thus far! I am able to walk to a bus stop about 10-15 minutes away so that I do not need a yearly parking pass (I pay for daily parking if I need it on a clinical day!). This location is right next to the highway, multiple grocery stores, and 21st Street where there are lots of fun restaurants and shops. Would highly recommend this area!



Review by [Nursing Student](#) 📍 HAYES HOUSE

There are a lot of shops and restaurants right next to the apartment complex, and it is only a 20 minute walk from the nursing school (15 minute walk from the medical center). I was able to walk to classes throughout the fall semester.

Downtown Nashville

Cultural hotspot for business, travel, and music

ABOUT DOWNTOWN NASHVILLE

Downtown, a hotspot for tourism and music, is centered around "The District" which features a plethora of bars and restaurants with live music. In general, music attractions, boutique hotels, art galleries and chef-driven restaurants populate the local scene. Very walkable and convenient, there is plenty of fun to be had moving around Nashville's downtown area.

Buzzing

Live Music

Crowded

The District

MEDIAN RENTS IN DOWNTOWN NASHVILLE

\$1,385

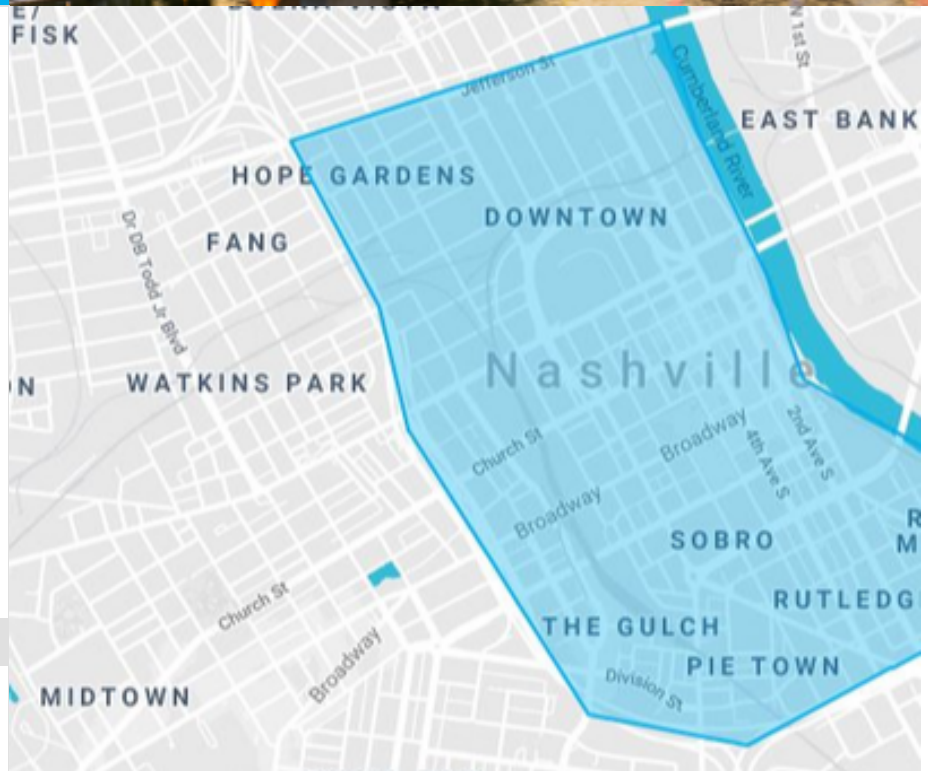
Studio

\$1,499

1 Bedroom

\$2,158

2 Bedroom



WHAT RESIDENTS THINK ABOUT DOWNTOWN NASHVILLE



Review by [Nursing Students](#)

RIVER HOUSE

Right on a green way that takes you down towards broadway and beyond right on the river. Not really in walking distance of a lot of bars/restaurants (besides what is around broadway), but doesn't really bother me because you have to drive to most places in Nashville anyways. Love living on the river and seeing the Nashville skyline, Nissan stadium, etc from my apartment.



Review by [Nursing Students](#)

ICON IN THE GULCH

Super fun area with tons of great places to eat and drink

Edgehill/The Gulch

Lively and Historic Music Spot

ABOUT EDGEHILL/THE GULCH

Edgehill and The Gulch is in fact the heartbeat of Nashville's music infrastructure. The area serves as a focal point for country music, featuring the Country Music Hall of Fame, as well as a variety of walkable businesses. It is described as a hub of great stores, restaurants and cafes surrounding the bustle of Music Industry, academics, and other business.

Students

Short Commute

Alive

MEDIAN RENTS IN EDGEHILL/THE GULCH

\$1,350

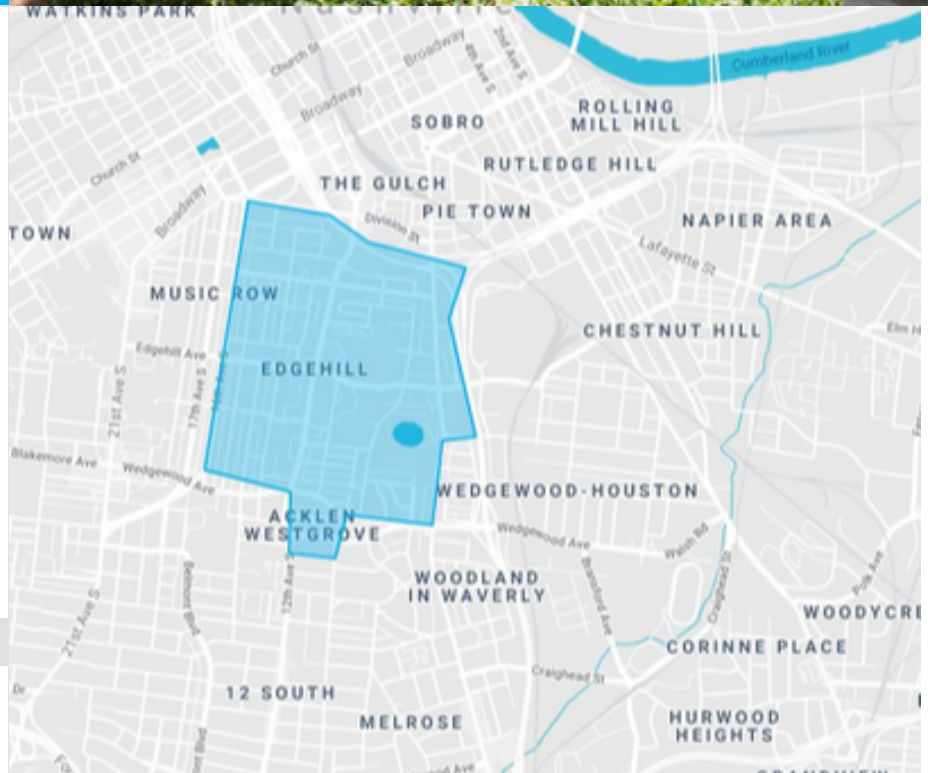
Studio

\$1,500

1 Bedroom

\$2,000

2 Bedroom



WHAT RESIDENTS THINK ABOUT EDGEHILL/THE GULCH



Review by **Vanderbilt Student**

📍 1430 15TH AVE

Short walk to school, safe neighborhood, good food nearby, shopping is great. Easy to walk anywhere, 10-15 minute walk from almost anything.



Review by **Vanderbilt Student**

📍 WESTBORO APTS.

Great for young professionals and students. Lots of restaurants, bars and nightlife

APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average

- \$\$\$\$ \$2010+ per renter
- \$\$\$ \$1530- \$2009
- \$\$ \$1350- \$1529
- \$ < \$1350

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
505	Apt	8.8	\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
Aertson	Apt	8.1	\$\$				●●●	●●●	●●	●●●	●●●●
Artisan on 18th	Apt	7.9	\$\$\$	✓		✓	●●	●●	●●	●●	●●●
Blackstone Apartments	Apt	7.8	\$\$				●●●●	●●	●●●	●●	●●●
Elliston 23	Apt	7.8	\$\$\$\$			✓	●●●	●●●	●●●	●●	●●
Grande View	Apt	7.9	\$		✓		●●	●●	●●	●●	●●
Hayes House	Apt	8.8	\$\$\$	✓			●●	●●	●●●●	●●	●●
Icon in the Gulch	Apt	9.0	\$\$\$		✓		●●●	●●●●	●●	●●●●	●●
Infinity Music Row	Apt	8.6	\$\$\$\$		✓		●●	●●●●	●●●	●●●	●●●
Jeannie Apartments	Apt	7.4	\$\$	✓			●●●●	●	●●●●	●●	●●
Millennium Music Row	Apt	9.3	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Nob Hill Apartments	Apt	9.1	\$		✓		●●●●	●●●	●●●●	●●●	●●
Olympus Midtown	Apt	7.2	\$\$				●●●	●●	●●●	●	●●
ParkCentral	Apt	8.4	\$\$\$				●●●	●●●	●●	●●●	●●
Residences at Capitol View	Apt	9.8	\$\$\$\$			✓	●●●	●●●●	●●●	●●●●	●●●
River House	Apt	9.0	\$\$			✓	●●●●	●●	●●●●	●●●	●●●●
Terra House	Apt	9.0	\$\$		✓		●●●●	●●	●●●●	●●	●●●●
The Grove Richland	Apt	9.4	\$\$				●●●	●●●	●●●	●	●●●●
The Lee Apartments	Apt	8.0	\$				●●●	●●	●●●●	●	●●
The Metropolitan	Apt	9.0	\$			✓	●●	●●	●●	●	●●●●
The Morris	Apt	9.0	\$\$\$				●●●	●●●●	●●●●	●●●●	●●●
The Point at Waterford Crossing	Apt	9.9	\$\$				●●●●	●●	●●	●●●	●●●
The Views on the Cumberland I & II	Apt	8.0	\$				●●	●●●	●●	●●●●	●●
The Westboro Apartments	Apt	8.8	\$				●●●	●●●●	●●●	●●●●	●●●
Village 21 Apartments	Apt	8.2	\$\$\$	✓			●●●	●●	●●	●●●	●●●
West End Village Apartments	Apt	7.6	\$\$\$	✓			●●	●●	●	●●	●●

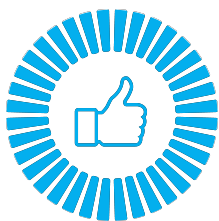
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

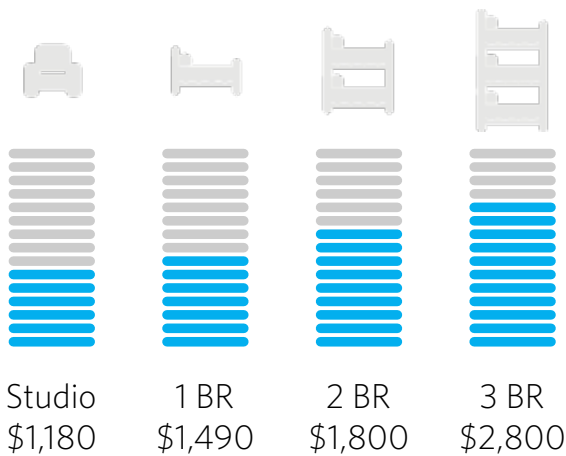
Buildings with the most Vanderbilt Nursing students

[READ MORE REVIEWS AT VERYAPT.COM](#)

What most grad students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



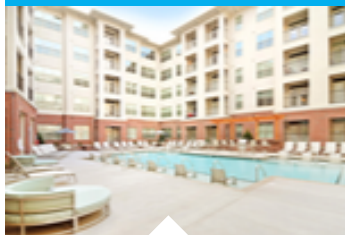
TOP 5

1 st		WEST END VILLAGE APARTMENTS	11+ PEOPLE
2 nd		ARTISAN ON 18TH	9+ PEOPLE
3 rd		HAYES HOUSE	8+ PEOPLE
4 th		JEANNIE APARTMENTS	6+ PEOPLE
5 th		VILLAGE 21 APARTMENTS	5+ PEOPLE

1st

WEST END VILLAGE APARTMENTS \$\$\$

11+ PEOPLE



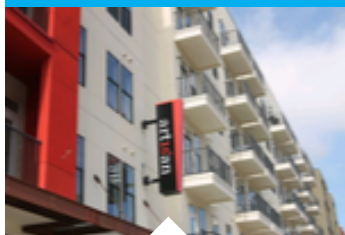
Review by **Vanderbilt Nursing Student**

"I have loved living at WEV. The staff is super helpful and the building is in a great location."

2nd

ARTISAN ON 18TH \$\$\$

9+ PEOPLE



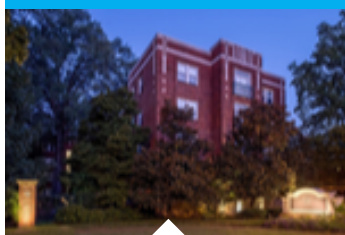
Review by **Vanderbilt Nursing Student**

"I love my apartments location and the ability to walk to VUSN and VUMC for clinicals. The apartment is spacious with new appliances. I feel safe and comfortable walking to/from, as well as comfortable in the place!"

3rd

HAYES HOUSE \$\$\$

8+ PEOPLE



Review by **Vanderbilt Nursing Student**

"This apartment is in an ideal location, being only a 5 minute walk away from Hillsboro Village shops and restaurants (like Pancake Pantry, Jeni's, etc.). It is also a 5 minute walk (2 minute drive) from Kroger. There is a 2-story parking garage for apartment residents, and parking is included in the rent and utilities payment, which is super convenient! There is an outdoor courtyard with tables and chairs for residents as well. The apartment complex is gated and feels secure. It is pet-friendly!"

HIGHEST RATED

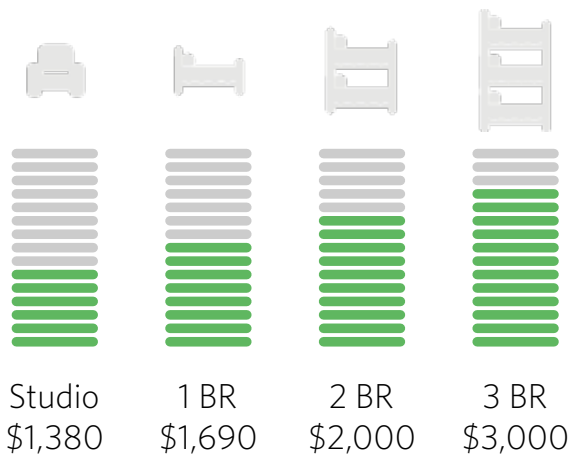
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)






What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



TOP 5

1 st		THE POINT AT WATERFORD	9.9 OVERALL RATING
2 nd		RESIDENCES AT CAPITOL VIEW	9.8 OVERALL RATING
3 rd		THE GROVE RICHLAND	9.4 OVERALL RATING
4 th		MILLENNIUM MUSIC ROW	9.3 OVERALL RATING
5 th		NOB HILL APARTMENTS	9.1 OVERALL RATING

1st

THE POINT AT WATERFORD CROSSING

Hendersonville, 100 Spade Leaf Blvd

\$\$

9.9 OVERALL RATING



Review by Vanderbilt Nursing Student

"If you're coming from a suburban area, you already know the issues with urban traffic. It's always cheaper/safer in suburbs, and Hendersonville is no exception--this apartment complex is safe, clean and quiet. You only have to worry about yourself here. The tough part is traffic, but I am so used to long hours in traffic from my home city that the 40-60 minute drive in rush hour is no big deal. Would seriously recommend if you want to get away from the Nashville area (other parts of Hendersonville are just as nice and more affordable too!)."

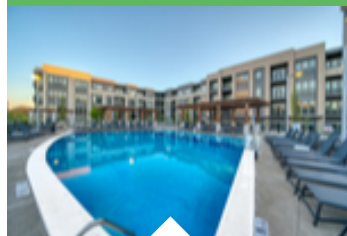
2nd

RESIDENCES AT CAPITOL VIEW

Downtown Nashville

\$\$\$\$

9.8 OVERALL RATING



Review by Vanderbilt Nursing Student

"The management team is beyond helpful. The amenities are beautiful and extensive. The apartment has great finishes. Downside - the two bedroom feels more like a bedroom and an office. Also, depending on where your apartment is in the building there is a lot of train noise. I lived in one other apartment in downtown Nashville and been to about 5-6 other buildings and CV is by far the best."

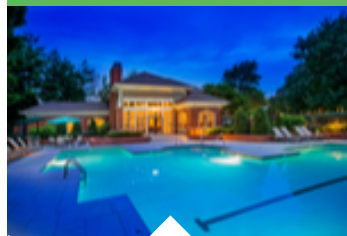
3rd

THE GROVE RICHLAND

Hillsboro Westend, 444 Elmington Ave

\$\$

9.4 OVERALL RATING



Review by Vanderbilt Nursing Student

"We have been living in the same apartment for 5 years and love the place. Any time we have an issue the management team comes within 2 hours"

BEST FOR AMENITIES

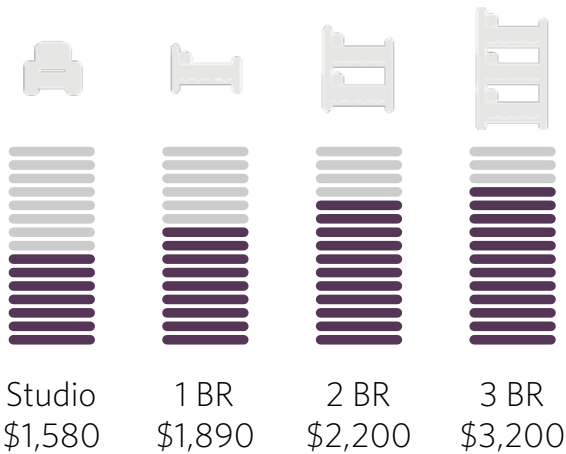
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM






What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



TOP 5

1 st		MILLENNIUM MUSIC ROW	9.8 AMENITY RATING
2 nd		ICON IN THE GULCH	9.5 AMENITY RATING
3 rd		INFINITY MUSIC ROW	9.2 AMENITY RATING
4 th		THE MORRIS	9.0 AMENITY RATING
5 th		RESIDENCES AT CAPITOL VIEW	8.9 AMENITY RATING

1st

MILLENNIUM MUSIC ROW \$\$\$\$

9.8 AMENITY RATING

Midtown, 70 Music Sq W



Review by Vanderbilt Nursing Student

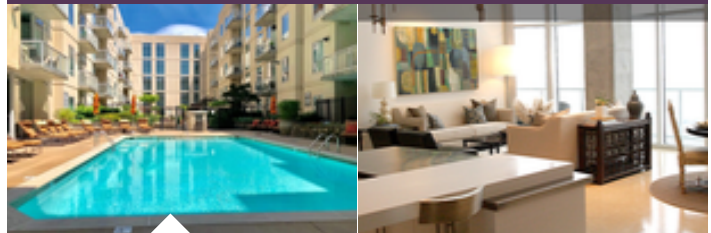
"Millennium is within walking distance (takes me about 12 minutes!) of Vanderbilt, Midtown bars, and numerous restaurants and shops. The parking, pool, gym, business center, abundant common areas, and free coffee certainly make it worth the price."

2nd

ICON IN THE GULCH \$\$\$

9.5 AMENITY RATING

The Gulch, 600 12th Ave S



Review by Vanderbilt Nursing Student

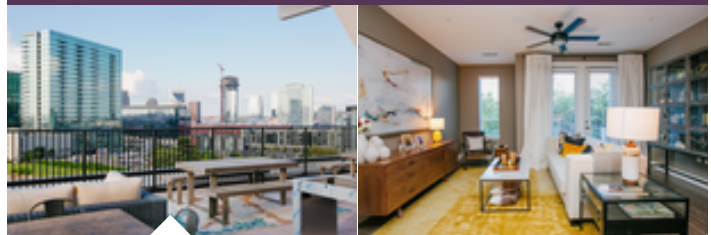
"Great amenities and location. Awesome staff"

3rd

INFINITY MUSIC ROW \$\$\$\$

9.2 AMENITY RATING

The Gulch, 1221 Division St



Review by Vanderbilt Nursing Student

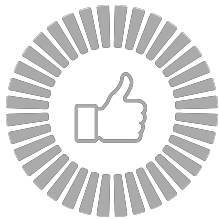
"This place has so many amenities. It has been so nice living here and I am still able to walk to class. It is located perfectly between midtown and the gulch so you get the best of both worlds and the price is reasonable for how high-end it is."

BEST FOR VALUE

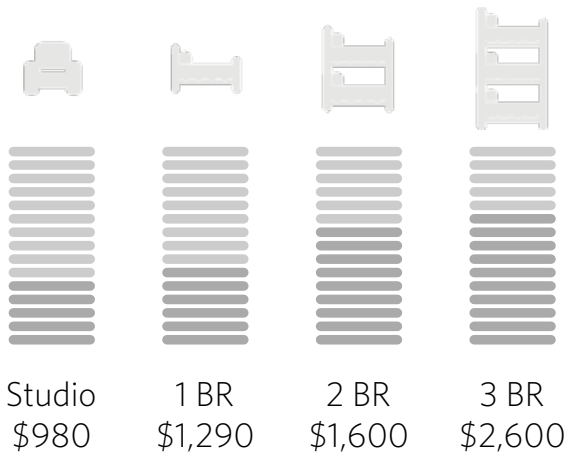
Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM






What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



TOP 5

1 st		TERRA HOUSE	9.8 VALUE RATING
2 nd		NOB HILL APARTMENTS	9.5 VALUE RATING
3 rd		RIVER HOUSE	9.2 VALUE RATING
4 th		THE LEE APARTMENTS	8.9 VALUE RATING
5 th		THE WESTBORO APARTMENTS	8.7 VALUE RATING

1st

TERRA HOUSE

Rolling Mill Hill

\$\$

9.8
VALUE
RATING



Review by Vanderbilt Nursing Student

"My fiance and I found this apartment when we moved to Nashville 3 years ago and we are currently on our third lease. Terra house is in an amazing location (Rolling Mill Hill) and only a 20 minute walk to Broadway. Parking is free and in a gated lot, and there are always plenty of spots. We have an amazing gym with a salt water pool, and we have a lounge complete with a pool table, TV's, and shuffle board. The staff is incredible and the apartments are beyond perfect!"

2nd

NOB HILL APARTMENTS

Nashville, 180 Wallace Rd

\$

9.5
VALUE
RATING



Review by Vanderbilt Nursing Student

"My apartment complex is great. I live 15 minutes from campus without traffic. It is quiet here, and I enjoy living here. I do not have any problems with maintenance or anything. If I need something fixed, they are here in the same day and at the time they give you. Only downside is I do not have a washer and dryer in my apartment, but the complex has buildings for washing, so there is no need to go to a laundry mat. The community is also gated, and that is a plus as well."

3rd

RIVER HOUSE

Rolling Mill Hill

\$\$

9.2
VALUE
RATING



Review by Vanderbilt Nursing Student

"Love River House. Very nicely built, walls are not thin, high end furnishings, and great amenities. In walking distance of broadway. Great staff."



Townhomes

Smaller properties and how to find them

ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A TOWNHOME

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

WHY YOU MAY WANT TO AVOID A TOWNHOME

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

Preparing for a townhome search

Most Vanderbilt Nursing students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

TIPS AND ADVICE



Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



Noise and Neighbors

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

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