

Scott W. Fielding

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Scott Fielding's practice is primarily in the areas of real estate law, real estate acquisition and development, title insurance, office, medical office and retail leasing, condominium and condominium association law, commercial lending (represents both borrowers and lenders), and general corporate transactions.

Scott serves as an instructor at The Nashville School of Law in the area of Property Law and Advanced Property Law.

He is a 1999 graduate of Vanderbilt Law School, where he was an editor of the *Vanderbilt Law Review* and author of "**Free Competition or Corporate Theft?: The Need for Courts to Consider the Employment Relationship in Preliminary Steps Disputes**." Scott graduated *cum laude* from Centre College with a bachelor of science degree in history and economics and was elected to Phi Beta Kappa. He earned a master's degree in American history from the University of Kentucky.



Education

- Vanderbilt University, J.D.

    - Editor, *Vanderbilt Law Review*
- University of Kentucky, M.A.
- Centre College, B.A., *cum laude*
    - Phi Beta Kappa

Admissions

- Tennessee
- Kentucky

Recognition

- *Best Lawyers in America*®, Banking and Finance Law (2026 – 2027), Corporate Law (2026 – 2027), Real Estate Law (2016 – 2027)
- Martindale-Hubbell®, AV Preeminent Peer Review Rated
- *Mid-South Super Lawyers* "Rising Star," Real Estate, Business & Corporate, Mergers & Acquisitions (2008 – 2010)
- *Nashville Business Journal* "Rising Stars in Commercial Real Estate" (2003)

Publications

- "**An Introduction to Operating Expenses in Commercial Leases**," with Travis Alexander Beaton, *Probate & Property Magazine*, Jan/Feb 2024
- Scott Fielding, **Without Careful Consideration and Counsel, Commercial Leases – Even For A Small Amount of Space – Can Lead to Big Headaches for Tenants**, Sherrard Roe Blog (September 14, 2022)
- "**What to Do When Reviewing a Small Lease – Some Practical Suggestions**," *Probate & Property Magazine*, March/April 2022
- Fielding, Scott and Carver, Mark, **Thomson West Tennessee Practice Series** (eight chapters on real estate law), Legal Forms, 2d, Vols. 12-15

Speaking Engagements

- "Allocating Expenses in Commercial Leases," Panelist, American Bar Association, Teleconference (April 2, 2025)
- "Retail Ground Leases: A Primer," Panelist, American Bar Association's Real Property, Trust and Estate Law Section's CLE webinar (September 11, 2024)
- "Ground Leasing (Post-COVID) – A Primer from the Landlord, Tenant and GC Perspective" Moderator and Panelist, American Bar Association's 36th Annual Real Property, Trust, and Estate National CLE Conference, May 9, 2024
- "Allocating Expenses in Commercial Leases," Panelist, American Bar Association's "Leasing Bootcamp: A Four-Part Series for Lawyers New to Leasing Practice" program, October 6, 2022
- "Lesser Discussed Lease Provisions (Boilerplate)," Panelist, American Bar Association, Teleconference (2017)
- "Practical Approaches for the Negotiation of Standard Leases," Panelist, American Bar Association Teleconference (2016)
- "Insights from the Litigation Side," Panelist, American Bar Association Teleconference (2013)
- "Condo Law From Every Angle," Tennessee Bar Association (2013)
- "Expansion Rights in Office Leases," Panelist, American Bar Association Teleconference Program (2012)

Professional Activities

- Chair, Industrial Leasing Committee, American Bar Association Real Property Leasing Committee (2024 – 2025)
- Fellow, American Bar Foundation
- Instructor of Property Law and Advanced Property Law, Nashville School of Law
- Member, Business Law and Real Property Sections, American Bar Association
- Member, Construction Law Forum, American Bar Association

- Member, Real Estate Law Section, Nashville Bar Association
- Member, Continuing Legal Education Committee, Nashville Bar Association
- Member, Business Law, Construction Law, and Real Estate Law Sections, Tennessee Bar Association
- Vice Chairman (2013 – 2016, 2022 – 2024), American Bar Association Real Property Office Leasing Committee

Civic Activities

- Former Board Member, Habitat for Humanity of Greater Nashville, Inc.