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20160919-0098210

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
KRISTIN LEVERING, et al. 2317 Crescent Valley Pl. Hermitage, TN 37076	SAME	07216004400

STATE OF COLORADO)
COUNTY OF LARIMER)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

TAYLOR LEVERING

SUBSCRIBED AND SWORN to before me, D.K. Delaney, by TAYLOR LEVERING this 19th day of AUG., 2016.

DK DELANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944006844
MY COMMISSION EXPIRES APRIL 2, 2019

Notary Public

My Commission Expires: 04/02/19

FOR AND IN CONSIDERATION of the sum of Seventy-Five Thousand Dollars ($75,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, TAYLOR LEVERING, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey all of my one-third (1/3) undivided interest in the property described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

(i) a one-sixth (1/6) undivided interest to KRISTIN LEVERING, her heirs and assigns; and

(ii) a one-sixth (1/6) undivided interest to ALICIA CARICO, her heirs and assigns.

TO HAVE AND TO HOLD said interest in said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the GRANTEES, their heirs and assigns, forever. GRANTOR covenants that his interest in the property is free from all encumbrances made or suffered by GRANTOR but not otherwise and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby his interest

in the property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant specially and forever defend the title to his interest in the real estate to the GRANTEES, their heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

After the conveyance, KRISTIN LEVERING and ALICIA CARICO will each own a one-half (1/2) undivided interest in the Property.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed this 19 day of August, 2016.

TAYLOR LEVERING

STATE OF COLORADO)
COUNTY OF LARIMER)

Personally appeared before me, D.K. DELANEY, a Notary Public in and for said County and State, TAYLOR LEVERING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 19TH day of AUG., 2016.

DK DELANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944006844
MY COMMISSION EXPIRES APRIL 2, 2019

Notary Public
My Commission Expires: 04/02/19

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Burchwood Gardens, Section 1, as of record in Book 2900, page 16, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Porter Road, the common corner of Lots 5 and 6; thence with the line between said lots, northwardly 139.12 feet to a point; thence eastwardly 148.62 feet to a point in the westerly margin of Haden Drive; thence with the margin of the same, southwardly 132 feet to a point, the beginning of a curve; thence southwestwardly around said curve with a radius of 25 feet, 39.26 feet to a point in the northerly margin of said Porter Road; thence with the margin of the same, westwardly 126 feet to the beginning.

Being the same property in which Emily Duncan Spruill devised a one-third (1/3) undivided interest to each of her children, Kristin Levering, Alicia Carico and Taylor Levering by her Last Will and Testament duly probated in the Seventh Circuit Court for Davidson County, Tennessee, docket number 15P-901 and documented by an Executor's Quitclaim Deed of record in instrument number 20160518-0049854, R.O.D.C.

The property address is 2105 Porter Road, Nashville, TN 37206.