



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Jefferson County Clerk's Office.



**INST # 201511131593**

**BATCH # 6457**

JEFFERSON CO, KY FEE \$20.00

STATE OF KY DEED TAX \$7,000.00

PRESENTED ON: 12-30-2015 5 09:21:00 AM

LODGED BY: STITES & HARBISON

RECORDED: 12-30-2015 09:21:00 AM

BOBBIE HOLSCRAW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

**BK: D 10528**

**PG: 871-875**

DEED

THIS DEED is made and entered into this 29<sup>th</sup> day of December, 2015, by and between (i) NTS REALTY HOLDINGS LIMITED PARTNERSHIP, a Delaware limited partnership, with principal office and mailing address at 600 N. Hurstbourne Parkway, Suite 300, Louisville, Jefferson County, Kentucky 40222 ("Grantor"), and (ii) UNIVERSITY OF LOUISVILLE REAL ESTATE FOUNDATION, INC., a Kentucky non-profit corporation, with mailing address at 215 Central Avenue, Suite 304, Louisville, Jefferson County, Kentucky 40208 ("Grantee").

In-Care-Of Mailing Address for Property Tax Bill: UNIVERSITY OF LOUISVILLE REAL ESTATE FOUNDATION, INC., 215 Central Avenue, Suite 304, Louisville, Jefferson County, Kentucky 40208.

W I T N E S S E T H:

For and in consideration of the sum of Zero Dollars (\$0.00), the transfer and conveyance of the Property described below being a gift from Grantor to Grantee, Grantor does hereby bargain, sell, grant, transfer and convey unto Grantee, in fee simple, with covenant of SPECIAL WARRANTY, that certain real property situated in Jefferson County, Kentucky, together with all improvements located thereon, and easements, rights, tenements, hereditaments, privileges and appurtenances belonging or related thereto, together with the use of any appurtenant easements or right-of-way, all as more particularly described on Exhibit A attached hereto and made apart hereof by this reference (the "Property").

TO HAVE AND TO HOLD, in fee simple, with covenant of SPECIAL WARRANTY, all of the Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto Grantee, and its successors and assigns forever.

Grantor covenants and warrants specially the Property and will forever warrant and defend the Property and every part thereof unto Grantee and its successors and assigns, against the claims and demands of Grantor and all persons claiming by, through or under Grantor, but no other. This conveyance is specifically subject to (a) governmental laws, rules and regulations affecting the Property, if any, (b) the lien of any and all future ad valorem real estate taxes, which taxes Grantee hereby assumes and agrees to pay, (c) all restrictions, covenants, easements and/or stipulations of record affecting said Property, and (d) all building, signage and zoning ordinances, laws, regulations and restrictions by municipal and other governmental authorities affecting the Property, if any.

The Property herein conveyed is being transferred by gift for no consideration. Grantor and Grantee do hereby certify, pursuant to KRS Chapter 382, that the estimated fair cash value of the Property herein conveyed is in the amount of \$7,000,000.00.

IN TESTIMONY WHEREOF, witness the signature of Grantor and Grantee on the day, month and year first above written.

NTS REALTY HOLDINGS LIMITED PARTNERSHIP, a Delaware limited partnership

By: NTS Realty Capital, Inc., Managing General Partner

By: Neil A. Mitchell

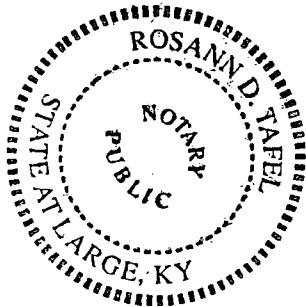
Title: Senior Vice President

COMMONWEALTH OF KENTUCKY )  
 ) SS:  
COUNTY OF JEFFERSON )

The foregoing instrument, including the certificate of estimated fair cash value, was subscribed, sworn to and acknowledged before me this 29<sup>th</sup> day of December, 2015, by Neil A. Mitchell, the Senior Vice President of NTS Realty Capital, Inc., a Delaware corporation, and the managing general partner of NTS Realty Holdings Limited Partnership, a Delaware limited partnership, for and on behalf of said corporation as managing general partner of said limited partnership.

My commission expires: November 25, 2018

(SEAL)



[Signature]  
NOTARY PUBLIC

UNIVERSITY OF LOUISVILLE REAL ESTATE FOUNDATION, INC., a Kentucky non-profit corporation

By: [Signature]

Title: Assistant Treasurer

COMMONWEALTH OF KENTUCKY )  
 ) SS:  
COUNTY OF JEFFERSON )

The foregoing instrument, including the certificate of estimated fair cash value, was subscribed, sworn to and acknowledged before me this 22 day of December, 2015, by R. Jason Tomlinson, the Assta Treasurer of University of Louisville Real Estate Foundation, Inc., a Kentucky non-profit corporation, for and on behalf of said non-profit corporation.

My commission expires: Oct. 27, 2018

(SEAL)

[Signature]  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

[Signature]  
Rosann D. Tafel, Esq.  
NTS Development Company  
600 N. Hurstbourne Parkway  
Suite 300  
Louisville, Kentucky 40222  
(502) 426-4800

**EXHIBIT A**

**Legal Description**

BEING Tract 2, as shown on the minor subdivision plat, approved by the Louisville and Jefferson County Planning Commission on April 28, 2000, Docket No. 097-00, attached to and made a part of the instrument of record in Deed Book 7482, Page 780, in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property conveyed to NTS Realty Holdings Limited Partnership by Deed dated as of December 28, 2004, recorded December 29, 2004 in Deed Book 8547, Page 387, in the Office of the Clerk of Jefferson County, Kentucky.

TOGETHER WITH the right to use in common with others, the appurtenant easements of record in Deed Book 6109, Page 989 and Deed Book 6503, Page 302, both in the Office aforesaid.

TOGETHER WITH the right to use a party wall adjoining on the North, pursuant to Party Wall Agreement of record in Deed Book 7304, Page 609, in the Office aforesaid.

TOGETHER WITH the right to use a party wall adjoining on the South, pursuant to Party Wall Agreement of record in Deed Book 7482, Page 780, in the Office aforesaid.