



**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 # 2018052932**

**BATCH # 119154**

JEFFERSON CO, KY FEE \$23.00

STATE OF KY DEED TAX \$150.00

PRESENTED ON: 03-06-2018 8 03:17:53 PM

LODGED BY: MULTI-STATE TITLE AGENCY LLC

RECORDED: 03-06-2018 03:17:53 PM

BOBBIE HOLSCLAW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

**BK: D 11099**

**PG: 539-544**

5+  
150.00

SEND TAX BILL, IF ANY, TO:  
MS Bardstown Road, LLC  
607 W. Main Street, Suite 001  
Louisville, Kentucky 40202

**DEED**

THIS DEED executed by the hereafter named Grantor and Grantee on the date or dates shown by the notarial certificate or certificates hereon, but delivered, effective and dated this 2nd day of March, 2018, by and between:

**LOUISVILLE STERLING, LLC** (Grantor)  
a Kentucky limited liability company  
P. O. Box 7368  
Louisville, Kentucky 40257

and

**MS BARDSTOWN ROAD, LLC** (Grantee)  
a Kentucky limited liability company  
607 W. Main Street, Suite 001  
Louisville, Kentucky 40202

**WITNESSETH:**

That for \$150,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, with covenant of Special Warranty, unto Grantee, in fee simple, the real estate, together with all improvements thereon, specifically described in Exhibit A, attached hereto, made a part hereof and incorporated herein (the "Property").

Grantor covenants that it is lawfully seized of the estate hereby conveyed, that it has full right and power to convey same and that said estate is free from all encumbrances of record during the period Grantor owned said Property, except easements and restrictions of record and zoning laws affecting said Property, if any, and except State, Metro and School District taxes assessed and payable in the year 2018, and thereafter, which the Grantee assumes and agrees to pay.





**NO TITLE EXAMINATION PERFORMED.**

**THIS DEED PREPARED BY:**

A handwritten signature in black ink, appearing to read 'G.A. Compton', is written over a horizontal line.

GREGORY A. COMPTON, ESQ.  
CHRISTOPHER M. GEORGE, ESQ.  
DINSMORE & SHOHL, LLP  
4965 U.S. Highway 42, Suite 2800  
Louisville, Kentucky 40222  
Telephone: (502) 540-2506  
greg.compton@dinsmore.com

Exhibit A  
to  
Deed

**Property Address: 1306 Bardstown Road**

Beginning at a point in the Southern line of Baxter Avenue as now improved 60 feet 9/12 inches southeastwardly from the southeastwardly corner of Baxter Avenue and Rosewood Avenue as now improved; thence southeastwardly along Baxter Avenue 35 feet 5 ½ inches; thence southwestwardly and parallel with Rosewood Avenue 166-4/12 feet to a 15 foot alley; thence with said alley westwardly 35 feet, thence northeastwardly and parallel with Rosewood Avenue 150 feet 5-½ inches to the point of beginning.

Being a portion of the property conveyed to Grantor by Deed dated December 2, 2016, of record in Deed Book 10773, Page 477, in the Office of the Clerk of Jefferson County, Kentucky.

Return to: *TMW*  
Multi-State Title Agency  
3300 Great American Tower  
301 East Fourth St.  
Cincinnati, Ohio 45202  
(513) 651-6170