



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 # 2018052933

BATCH # 119154

JEFFERSON CO, KY FEE \$23.00

STATE OF KY DEED TAX \$800.00

PRESENTED ON: 03-06-2018 8 03:18:35 PM

LODGED BY: MULTI-STATE TITLE AGENCY LLC

RECORDED: 03-06-2018 03:18:35 PM

BOBBIE HOLSCLAW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

BK: D 11099

PG: 545-550

54
800.00

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
a Kentucky limited liability company
P. O. Box 7368
Louisville, Kentucky 40257

(Grantor)

and

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

(Grantee)

WITNESSETH:

That for \$800,000.00 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:



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: 1300 Bardstown Road

Beginning at the intersection of the Southwestwardly line of the Bardstown Road as now improved with the Southeastwardly line of Rosewood Avenue as now improved; thence Southeastwardly with said line of the Bardstown Road, 60 feet 9-1/2 inches and extending back Southwestwardly between lines parallel with Rosewood Avenue, the Northwestern line being 160 feet 5-1/2 inches, and the Southeastern line being 170 feet 5 inches, to an alley 15 feet wide.

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