

**GENERAL WARRANTY DEED**

This **GENERAL WARRANTY DEED** is made and entered into this 22<sup>nd</sup> day of April, 2014, by and between **BALL HOMES, LLC**, a Kentucky limited liability company (successor in interest to Ball Homes, Inc., a Kentucky corporation), whose address is P.O. Box 12950, 3609 Walden Drive, Lexington, Kentucky 40517 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care-of tax mailing address for the current tax year.

**WITNESSETH:**

That for and in nominal consideration the sum of **TEN DOLLARS AND 00/100 DOLLARS (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

**GREENWAY-BIKE/WALKING TRAIL**  
**(1700 BRYANT ROAD)**

Being all of Lot 124, Block "J", Unit 6-A, of Brighton Place (The Village of Andover Forest) Subdivision, to the City of Lexington, Fayette County, Kentucky, as shown by Amended Final Record plat thereof of record in Plat Cabinet K, Slide 860, in the Office of the Fayette County Court Clerk; being known and designated as 1700 Bryant Road, Lexington, Kentucky.

Being a portion of the same property conveyed to Ball Homes, Inc., a Kentucky corporation (now known as Ball Homes, LLC, a Kentucky limited liability company by virtue of Articles of Merger of record in Corporate Records Book 284, Page 651, in the Fayette County Clerk's Office), by deed dated July 20,

Mail to:  
Michael Keith Horn  
LFUCG, Dept. of Law  
200 East Main Street  
Lexington, Ky. 40507

(CC-F)

1988, of record in Deed Book 1487, Page 42, Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described property unto the Grantee, in fee simple, its successors and assigns forever.

And the Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title and interest in and to the above-described property, including all exemptions allowed by law, and do hereby covenant to and with said Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have a good and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantor will **WARRANT GENERALLY** the title thereto.

The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property conveyed is \$5,000.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 114-2014 passed by the Lexington-Fayette Urban County Council on March 20, 2014.

**IN WITNESS WHEREOF**, the parties have hereto signed this deed this the day and year first above written.

**GRANTOR:**

BALL HOMES, LLC, a Kentucky limited Liability company (successor in interest to Ball Homes, Inc., a Kentucky corporation)

**GRANTEE:**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT



PREPARED BY:

Michael Keith Horn

Michael Keith Horn,  
Managing Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500

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I, Donald W Blevins Jr, County Court Clerk  
of Fayette County, Kentucky, hereby  
certify that the foregoing instrument  
has been duly recorded in my office.



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By: DOUG BRADLEY ,dc

201404280227

April 28, 2014                      15:52:09    PM

Fees	\$20.00	Tax	\$0.00
Total Paid		\$20.00	

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5 Pages

109 - 113