



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
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Jefferson County Clerk's Office.



INST # 2017037127

BATCH # 63544

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$415.00

PRESENTED ON: 02-16-2017 7 12:53:12 PM

LODGED BY: ACCURATE EQUITY GROUP

RECORDED: 02-16-2017 12:53:12 PM

BOBBIE HOLSCLOW

CLERK

BY: CARRIE HARRISON

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527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

22-VARIANCE-0150

35

2729275-05

WARRANTY DEED

January 2017

THIS DEED, made this the 31st day of ~~December, 2016~~ January 2017 by and between Ryan Townsend and Tara Beth Townsend, husband and wife, Parties of the First Part whose mailing address is 321 S. Peterson Avenue, Louisville, KY 40206, and Benjamin Brainard and Amanda Brainard, husband and wife, Parties of the Second Part, **whose mailing address and in-care-of address, for tax purposes, is 321 S. Peterson Avenue, Louisville, KY 40206;**

WITNESSETH: That, for a valuable consideration in the amount \$415,000.00, the receipt of which is hereby acknowledged, the Parties of the First Part, hereby convey unto the Parties of the Second Part, for and during their joint lives with the remainder in fees simple to the survivor of them, with covenant of GENERAL WARRANTY, the following described property located in Jefferson County, Kentucky, to-wit:

Beginning in the Eastwardly line of Peterson Avenue at a point 798 ½ feet South of the Southeast corner of the intersection of Payne Street and Peterson Avenue, which point is also at the intersection of the South line of a 25 foot alley with the East line of Peterson Avenue; running thence Southwardly along the East line of Peterson Avenue 60 feet, and extending back Eastwardly of that width throughout, the North line binding on the South line of said alley, 192 feet 10 inches to another alley.

Being the same property conveyed to the parties of the First Part by deed dated December 17, 2004 and of record in Deed Book 8542, Page 863 in the office of the County Court of Jefferson County, Kentucky.

NO TITLE EXAMINATION GIVEN AND NONE REQUESTED. ALL INFORMATION FURNISHED BY THE PARTIES HERETO. NO LEGAL REPRESENTATION OR TAX ADVICE GIVEN.

The undersigned is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as the person required to report this transaction under IRC Section 5064(e) or other applicable law. Further, the draftsman is not responsible for the description furnished by the parties.

Any spouse of the Party of the First Part, who is not an owner (i.e, not on the title to the property) is signing only for the purpose of releasing his or her Dower or Curtesy interest in the property and makes no warranties or representations to any Party of the Second Part.

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The Parties of the First Part, further covenant lawful seizin of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, and State, County and School taxes due and payable in 2016 and all subsequent taxes which Parties of the Second Part do hereby assume and agree to pay.

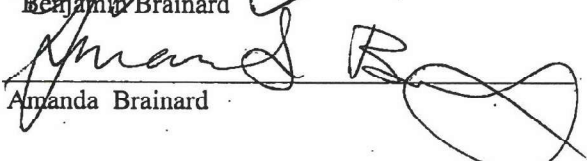
The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Parties of the Second Part join in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, WITNESS, the signatures of the parties of the first and second part.


Ryan Townsend

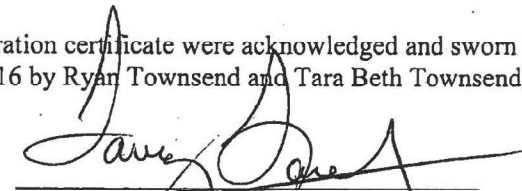

Tara Beth Townsend


Benjamin Brainard


Amanda Brainard

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 30th day of December, 2016 by Ryan Townsend and Tara Beth Townsend, husband and wife, to be their act and deed.


Notary Public KY State at Large
My Commission Expires: 08-11-2019

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STATE OF KENTUCKY
COUNTY OF JEFFERSON

I hereby certify that the foregoing consideration certificate was acknowledged and sworn to before me this the 31 day of JAN, ~~2016~~ 2017 by Benjamin Brainard and Amanda Brainard, husband and wife, to be her act and deed.

Betty Hedrick

Notary Public KY State at Large

My Commission Expires: 5/17/17

This Instrument Prepared By:

[Signature]
Borders & Borders, Attorneys
920 Dupont Road
Louisville, Kentucky 40207
(502) 894-9200/JB/si

2/14/2017 New Document



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Return to: Dawn Tetlak/AEG
5455 Detroit Rd, STE B
Sheffield Village, OH 44054
440-716-1820

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END OF DOCUMENT

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