



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 # 2022225264

BATCH # 417310

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$270.00

PRESENTED ON: 09-29-2022 2 01:01:30 PM

LODGED BY: simplifile

RECORDED: 09-29-2022 01:01:30 PM

BOBBIE HOLSCRAW

CLERK

BY: TINK BROWN

INDEXING SUPERVISOR

BK: D 12466

PG: 325-328

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JAN 03 2023

**PLANNING & DESIGN
SERVICES**

When recorded mail to:
Acuity Title
800 Lily Creek Road, Ste. 102
Louisville, KY 40243

43636

GENERAL WARRANTY DEED

THIS DEED, made and entered into this September 28, 2022, by Shane H. Hall, an unmarried man,, whose address is 166 William Street, Louisville, KY 40206, as party of the first part, and Joshua Swetnam and Jodi Bessinger, husband and wife, whose address is 1628 Dunbarton Wynde, Louisville, KY 40205, as parties of the second part.

WITNESSETH: That for and in consideration of the sum of \$270,000.00 paid by the second parties to the first party, the receipt of which is hereby acknowledged, said party of the first part has bargained, sold and does hereby grant and convey unto the parties of the second part, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever, all the following described property located in Jefferson County, Kentucky, and which is more particularly described as follows, to-wit:

BEGINNING on the West side of William Street, 298 feet South of the first alley South of Brownsboro Road (formerly Letterle Avenue); thence Southwardly along the West side of William Street, 30 feet; and extending back Westwardly of the same width, between lines parallel with Frankfort Avenue, 144 feet, more or less, to an alley; being the North 25 feet of Lot #15, and the Southern 5 feet of Lot #14, Block #3, in J.M. Bryant's Subdivision of Pope's East End Addition, the Plat of which is recorded in Deed Book 156, Page 92, in the Office of the Clerk of Jefferson County, Kentucky.
Being the same property conveyed by McKree Properties, LLC, a Kentucky limited liability company to Shane H. Hall, an unmarried man, by General Warranty Deed dated December 22, 2017, recorded January 9, 2018 of record in Deed Book 11064, Page 211, in the Office of the Clerk of Jefferson County, Kentucky.

Parcel or Map No.: 05-069A-0016-0000

Property commonly known as: 166 William Street, Louisville, KY 40206

In Care of Address for Tax Bill Purposes: 1628 Dunbarton Wynde, Louisville, KY 40205

The party of the first part further covenants that Grantor is lawfully seized of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free and clear of all encumbrances of whatsoever nature and that Grantor will **WARRANT GENERALLY** the title to said property.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants, the following:

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23-CUP-0002

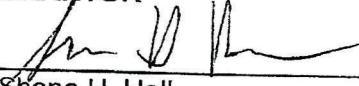
1. The restrictive covenants of record in the Jefferson County Court Clerk's Office.
2. All conditions and/or restrictions, if any, affecting the property herein conveyed and contained on any plat of record in the aforesaid clerk's office.
3. Zoning and building restrictions, regulations and ordinances, if any.
4. Easements and rights-of-way of whatsoever nature and kind reserved and recorded in the aforesaid clerk's office.

The parties of the second part assume and agree to pay all State, County and School, ad valorem taxes and sewer assessments for current and future years assessed to the aforesaid property.

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

IN WITNESS WHEREOF, the parties have hereunto set their hand the day and year first above written.

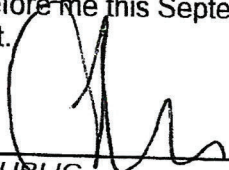
GRANTOR



 Shane H. Hall

State of Kentucky
 County of Jefferson

The foregoing deed and consideration certification was subscribed, acknowledged and sworn to before me this September 27, 2022, by Shane H. Hall, an unmarried man, as party of the first part.



 NOTARY PUBLIC
 STATE AT LARGE, KENTUCKY
 MY COMMISSION EXPIRES: _____



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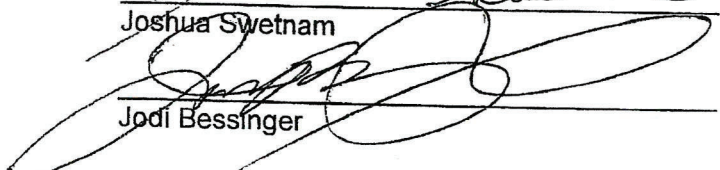
JAN 09 2023

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 SERVICES**

23-CUP-0002

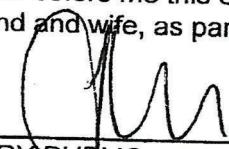
GRANTEES

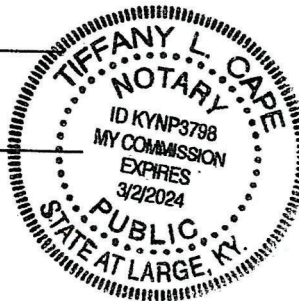

Joshua Swetnam


Jodi Bessinger

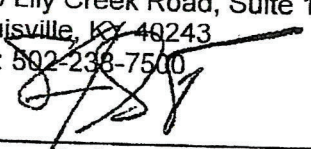
State of Kentucky
County of Jefferson

The foregoing deed and consideration certification was subscribed, acknowledged and sworn to before me this September 28, 2022, by Joshua Swetnam and Jodi Bessinger, husband and wife, as parties of the second part.


NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES: _____



Prepared by and Return to:

Acuity Title
800 Lily Creek Road, Suite 102
Louisville, KY 40243
Tel: 502-238-7500


Shawn Freibert, Attorney at Law
Dennis L. Mattingly, Attorney at Law

File Number: 43636

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END OF DOCUMENT

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