

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and entered into as of this 26th day of

May, 2015, by and between:

INDIAN SPRINGS, LLC

a Kentucky limited liability company
3408 Indian Lake Drive
Louisville, Kentucky 40241

("Grantor")

and

M AND T, LLC

a Kentucky limited liability company
PO Box 12128
Lexington, Kentucky 40580

("Grantee")

WITNESSETH:

That for a valuable consideration in the amount of One Million Nine Hundred Fifty Thousand Dollars (\$1,950,000.00), Grantor hereby conveys to Grantee in Fee Simple, with covenant of General Warranty, the property more particularly described as follows (the "Property"):

Tract 2 on that certain Minor Subdivision Plat dated February 3, 2015, prepared by Mindel, Scott & Associates, Inc. and approved by the Louisville Metro Planning Commission on March 6, 2015 in Docket Number 14MINORPLAT1142 and attached hereto and incorporated herein by reference as Exhibit A.

Being a portion of the property acquired by Indian Springs, LLC, a Kentucky limited liability company, by Deed dated June 28, 2001, of record in Deed Book 7675, Page 659, in the Office of the Clerk of Jefferson County, Kentucky.

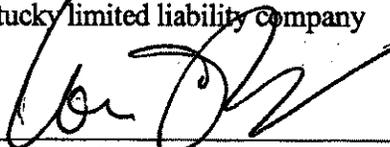
Grantor covenants that it is lawfully seized of the estate hereby conveyed and that it has full right and power to convey same and that said estate is free of all encumbrances, except easements and restrictions of record, and zoning laws affecting said Property, if any. The State, County, School and Fire District taxes assessed and payable in the year 2015 shall be paid by Grantor. Grantee assumes and agrees to pay all taxes subsequent to those due and payable in 2015.

RECEIVED Grantor and Grantee hereby certify that the consideration reflected in this deed is the full
MAR 29 2021
PLANNING & DESIGN SERVICES

21-ZONE-0034

Grantee:

M and T, LLC
a Kentucky limited liability company

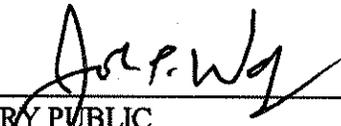
By: 

~~Patrick Madden, Member~~
William Craig Turner

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)
William Craig Turner

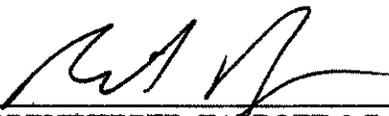
Subscribed, sworn to and acknowledged and sworn to before me this 26th day of _____, 2015, by ~~Patrick Madden~~ as Member of M and T, LLC, a Kentucky limited liability company, as his/her free and voluntary act and deed and as the free and voluntary act of the company.

My Commission expires: 3-3-2017



NOTARY PUBLIC
STATE AT LARGE, KENTUCKY

THIS INSTRUMENT PREPARED BY:



BARDENWERPER, TALBOTT & ROBERTS, PLLC
Building Industry Association of Greater Louisville Bldg.
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, Kentucky 40223
(502) 426-6688

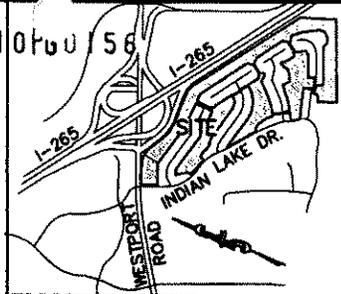
E:\CLIENT FOLDER\Madden, Patrick\Indian Springs\Wren Indian Springs LLC Purchase\General Warranty Deed 05 18 15.doc
AMC Rev. 5/26/2015 7:39 AM

NOTES OF THIS MAP PLAT ARE ON SHEET 2.

LEGEND

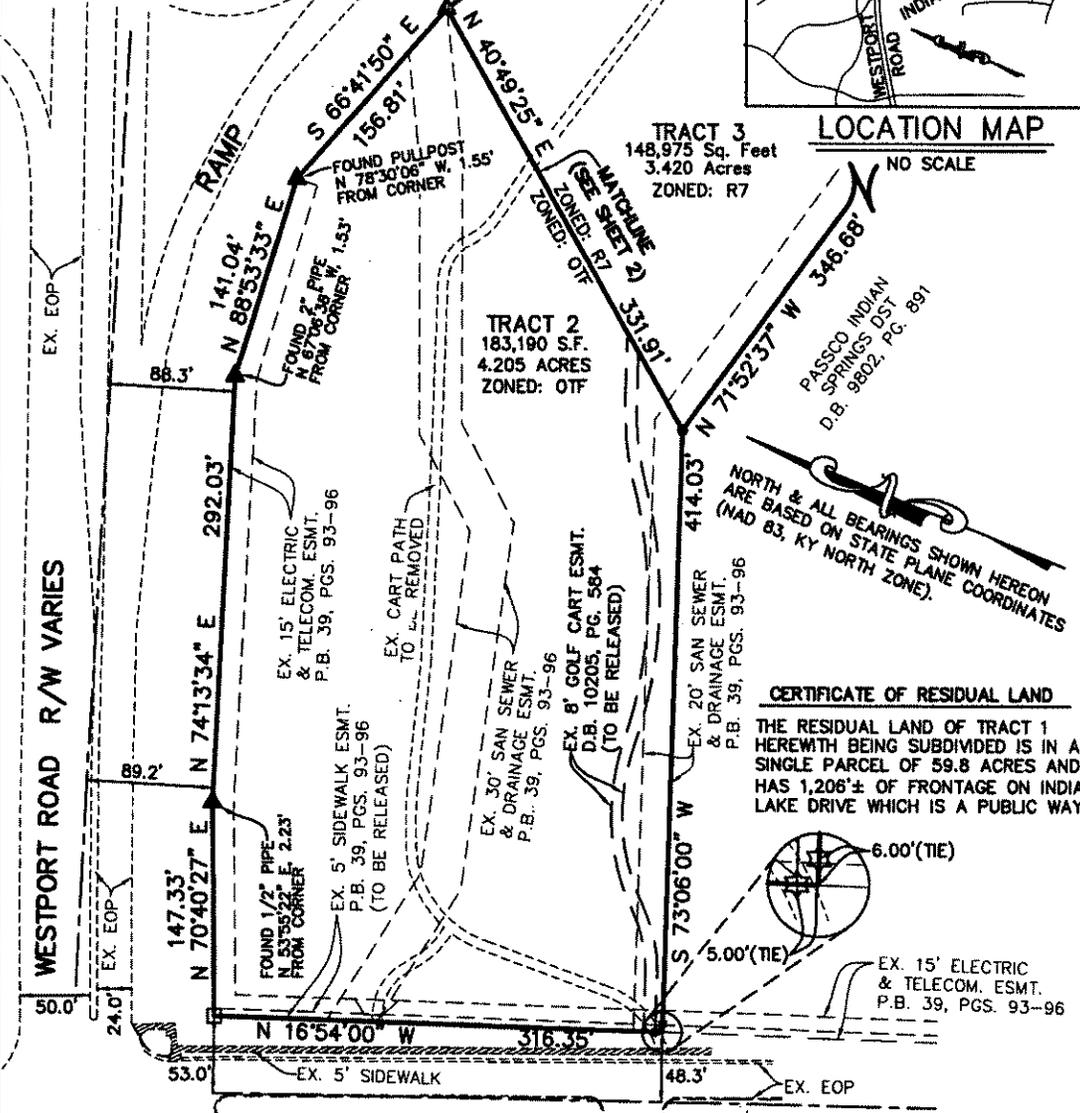
- SET 1/2" REBAR W/CAP #3697
- SET "X" CUT IN SIDEWALK
- EX. IRON PIN WITH CAP #1828
- ▲ FOUND MONUMENT AS NOTED
- FOUND PULL POST

Exhibit A



LOCATION MAP

NO SCALE

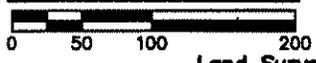


CERTIFICATE OF RESIDUAL LAND

THE RESIDUAL LAND OF TRACT 1 HEREWITH BEING SUBDIVIDED IS IN A SINGLE PARCEL OF 59.8 ACRES AND HAS 1,206'± OF FRONTAGE ON INDIAN LAKE DRIVE WHICH IS A PUBLIC WAY.

NORTH & ALL BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NAD 83, KY NORTH ZONE).

GRAPHIC SCALE 1"=100'



Land Surveyor's Certificate

STATE OF KENTUCKY
TRAVIS K. BENTLEY
 3897
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with sideshots and the unadjusted precision ratio of the traverse was 1:87,860. The bearings, distances and traverse shown hereon were not adjusted for closure. This survey meets or exceeds the minimum standards for a class "A" survey as established by the state of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.

TKB 2-4-15
TRAVIS K. BENTLEY PLS# 3697 DATE:
MINDEL, SCOTT & ASSOCIATES, INC.
 PLANNING • ENGINEERING • SURVEYING
 LANDSCAPE ARCHITECTURE
 11021 Fairway Pointe Drive
 Louisville, Kentucky 40219 (502) 485-1508

Certificate of Approval
 Approved this 6th day of Mar, 2015.
 Invalid if not recorded before this date: 3/6/16

By: *J. R. ...*
 Louisville Metro Planning Commission
 Approval subject to attached Certificates.
 Special requirement(s): NA
 DOCKET NO.: KMINORPLAT1142

MINOR SUBDIVISION PLAT
 2231 LOWER INDIAN SPRINGS TRACT #430
 3408 INDIAN LAKE DRIVE
 LOUISVILLE, KENTUCKY 40241
 DEED BOOK 7675, PAGE 669
 TAX BLOCK 2656, LOT 0409
 OWNER: INDIAN SPRINGS GREEN SPACE, LLC.
 9462 BROWNSBORO ROAD, SUITE 181
 LOUISVILLE, KENTUCKY 40241-1118
 DEED BOOK 10228, PAGE 339
 TAX BLOCK 2656, LOT 0405Y8
 31AC
 FORM DIST: N
 ZONED: OTF, R6 & R7
 SCALE: 1"=100'
 DATE: 2/3/15
 LOCATION: 11021 FAIRWAY POINTE DRIVE OR
 3501 INDIAN LAKE DRIVE
 LOUISVILLE, KENTUCKY 40241

A. Smith

METROPOLITAN SEWER DISTRICT REVIEW

This plat has been reviewed for storm drainage and sanitary sewer related considerations and Metropolitan Sewer District has no objection to this plat. However, this review does not constitute any form of construction approval for work on this site.

<i>P. Baum</i>	<u>2/12/15</u>
Storm Drainage Review	Date
<i>MSD S/S Avail.</i>	
Sanitary Drainage Review	Date

DEPARTMENT OF PUBLIC HEALTH & WELLNESS	
THIS APPROVAL IS FOR LAND CONFIGURATION ONLY. IT DOES NOT CONSTITUTE APPROVAL FOR SEWER CONNECTION OR ON-SITE SEWAGE SYSTEM.	
BY: <i>[Signature]</i>	DATE: <u>2/4/15</u>
COMMENTS:	

TRANSPORTATION APPROVAL	
MINOR PLAT	
BY: <i>[Signature]</i>	
DATE: <u>2/11/15</u>	

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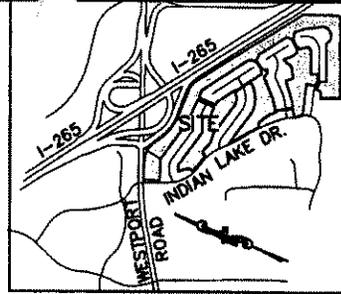
MAR 29 2021

PLANNING & DESIGN SERVICES

21-ZONE-0034

NOTES:

1. THE PURPOSE OF THIS PLAT IS . . . RECREATE TRACT 3, RELEASE A SIDEWALK EASEMENT AND A GOLF CART EASEMENT.
2. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ELEVATION. PER FEMA'S FIRM MAPPING (21111C0019 E).
3. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.
4. NO DIRECT ACCESS TO WESTPORT ROAD SHALL BE PERMITTED.
5. THIS SITE IS SUBJECT TO THE BINDING ELEMENTS OF DOCKETS & CASES 9-74-92, 19316 & 14DEVPLAN1124 & CONDITIONS OF APPROVAL OF DOCKETS/CASES 10-42-92 & 14CUP1027 ON FILE IN THE OFFICES OF THE LOUISVILLE METRO PLANNING COMMISSION.
6. THIS PLAT AMENDS PLAT BOOK 39, PAGE 93 WHICH IS THE INDIAN SPRINGS GOLF COMMUNITY SUBDIVISION.
7. THIS SITE IS SUBJECT TO A PROTECTED WATERWAY: POTENTIAL WETLANDS. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 8 OF THE LAND DEVELOPMENT CODE.
8. THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE.
9. TRACT 2 AND TRACT 3 ARE SUBJECT TO THE TERMS, COVENANTS AND RESTRICTIONS OF RECORD IN DEED BOOK _____ PAGE _____ IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.
10. ACCESS PROVIDED PER CROSSOVER ACCESS AGREEMENT THROUGH TRACT 2 TO TRACT 3.



LOCATION MAP

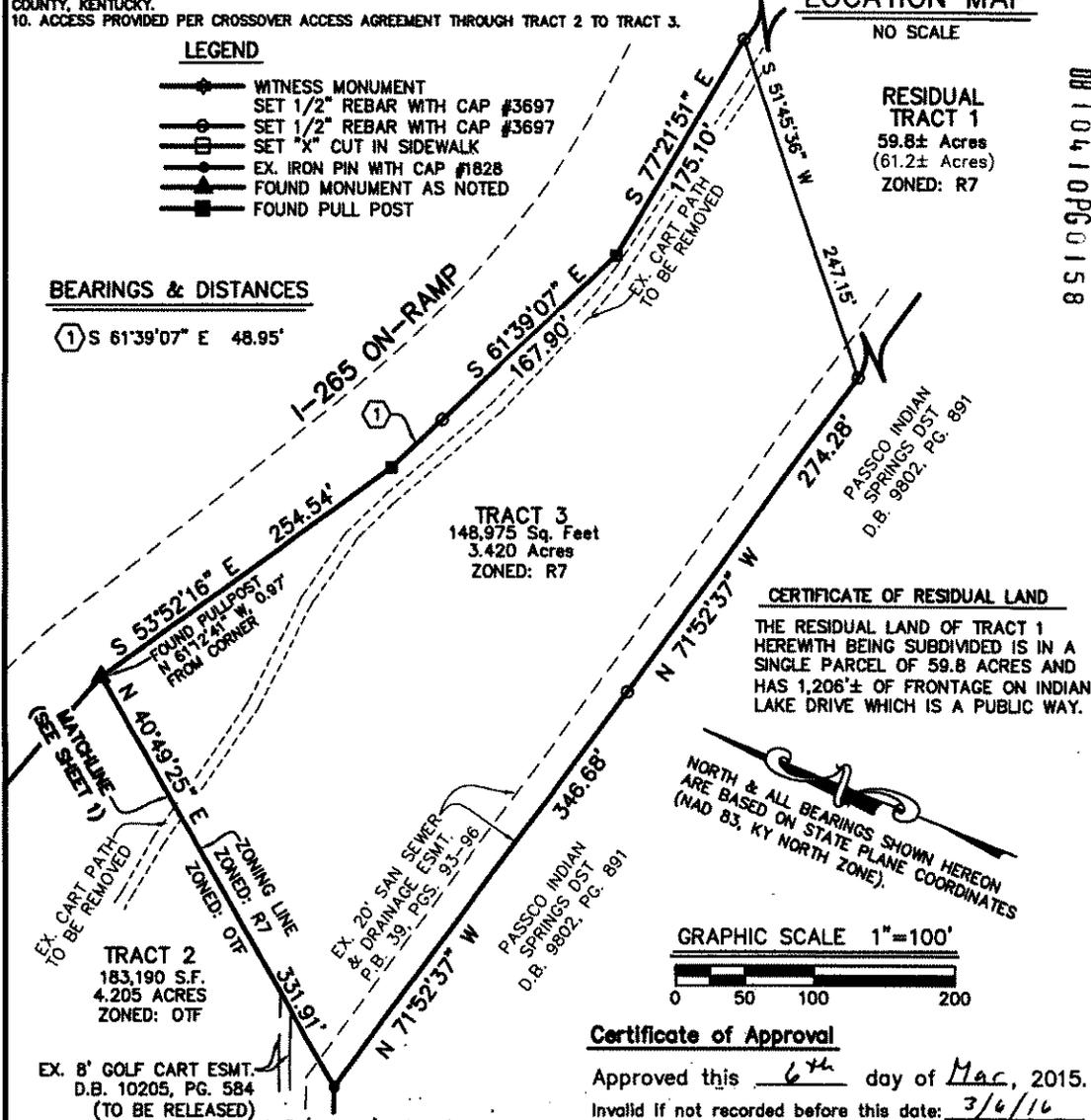
NO SCALE

LEGEND

- ◆ WITNESS MONUMENT
- SET 1/2" REBAR WITH CAP #3697
- SET 1/2" REBAR WITH CAP #3697
- SET "X" CUT IN SIDEWALK
- EX. IRON PIN WITH CAP #1828
- ▲ FOUND MONUMENT AS NOTED
- FOUND PULL POST

BEARINGS & DISTANCES

① S 61°39'07" E 48.95'



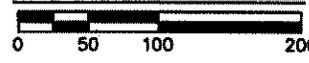
RESIDUAL TRACT 1
59.8± Acres
(61.2± Acres)
ZONED: R7

CERTIFICATE OF RESIDUAL LAND

THE RESIDUAL LAND OF TRACT 1 HEREWITH BEING SUBDIVIDED IS IN A SINGLE PARCEL OF 59.8 ACRES AND HAS 1,206'± OF FRONTAGE ON INDIAN LAKE DRIVE WHICH IS A PUBLIC WAY.

NORTH & ALL BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NAD 83, KY NORTH ZONE).

GRAPHIC SCALE 1"=100'



Certificate of Approval

Approved this 6th day of Mar, 2015.
Invalid if not recorded before this date: 3/6/16

By: J. R. [Signature]
Louisville Metro Planning Commission
Approval subject to attached Certificates.

Special requirement(s): NA
DOCKET NO.: 14M INDRPLAT1142

Land Surveyor's Certificate

STATE OF KENTUCKY
TRAVIS K. BENTLEY
3887
LICENSED PROFESSIONAL LAND SURVEYOR

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with sideshots and the unadjusted precision ratio of the traverse was 1:87,860. The bearings, distances and traverse shown hereon were not adjusted for closure. This survey meets or exceeds the minimum standards for a class "A" survey as established by the state of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.

[Signature] 2.4.15
TRAVIS K. BENTLEY PLS# 3697 DATE:
MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING • ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
3010 Boulevard
Louisville, Kentucky 40219 (502) 485-1508

MINOR SUBDIVISION PLAT
2021 JOURNAL INDIAN SPRINGS, LLC
3468 INDIAN LAKE DRIVE
LOUISVILLE, KENTUCKY 40241
RECORDED IN DEED BOOK 7875, PAGE 0659
PAYEE TAX BLOCK 2656; LOT 0409
INDIAN SPRINGS GREEN SPACE, LLC.
OWNER: 9462 BROWNSBORO ROAD, SUITE 181
3TAL LOUISVILLE, KENTUCKY 40241-1818
DEED BOOK 10228, PAGE 338
TAX-BLOCK-2656; LOT-0409
LOCATION: 11021 FAIRWAY-POINTE DRIVE OR
3501 INDIAN LAKE DRIVE
LOUISVILLE, KENTUCKY 40241

FORM DIST. N.
ZONED: OTF, R6 R7
SCALE: 1"=100'
DATE: 2/3/15

C:\Users\jrbentley\Documents\PLATS\3142-MP2A.dwg, 2/4/2015 8:57:03 AM \SERVER\SHARP MK-2615N PCL16

METROPOLITAN SEWER DISTRICT REVIEW

This plat has been reviewed for storm drainage and sanitary sewer related considerations and Metropolitan Sewer District has no objection to this plat. However, this review does not constitute any form of construction approval for work on this site.

<u><i>P. Barr</i></u>	<u>2/12/15</u>
Storm Drainage Review	Date
<u><i>MSP (S. K. G. V. M. I.)</i></u>	<u> </u>
Sanitary Drainage Review	Date

TRANSPORTATION APPROVAL
MINOR PLAT

BY: *Julie Peyton*

DATE: 2/11/15

DEPARTMENT OF PUBLIC HEALTH & WELLNESS

THIS APPROVAL IS FOR LAND CONFIGURATION ONLY.
IT DOES NOT CONSTITUTE APPROVAL FOR SEWER
CONNECTION OR ON-SITE SEWAGE SYSTEM.

DATE: 2/4/15

BY: *[Signature]*

COMMENTS:

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MAR 29 2021
PLANNING & DESIGN SERVICES

The following documentation must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, etc., or if the application is signed by someone other than the owner.

CERTIFICATION STATEMENT

I hereby certify that Indian Springs, LLC, a Kentucky limited liability company is the owner of the Property located at 3501 Indian Lake Drive Louisville, Kentucky 40241.

Which is the subject of this application, and that I, David Wren, in my capacity as Manager am authorized to sign this application on behalf of the owners.

I understand that knowingly providing false information on this Application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

David Wren

Signature

Date

Jan 17, 2015

David Wren, Manager
Printed Name and Title

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FEB 02 2015

PLANNING &
DESIGN SERVICES

14M...
ZONE 0034

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MAR 29 2021

PLANNING & DESIGN SERVICES

STANDARD CERTIFICATE FORM

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of N/A per Deed Book _____, Page _____ and does hereby dedicate to public use shown thereon.

N/A
Owner (s) Signature & Title

ZONING CERTIFICATE

I/WE hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with all the Zoning District Regulations as described in Case No. 14CUP1027 or documentation of the existence of the building or improvements prior to the adoption of the Zoning District Regulations has been accepted by the Planning Commission staff as valid evidence of their non-conforming status.

[Signature]
Owner(s) Signature & Title
Brent Nash, President of Indian Springs Community Association, Inc., as sole member of Indian Springs Green Space, LLC

CERTIFICATE OF ACKNOWLEDGMENT

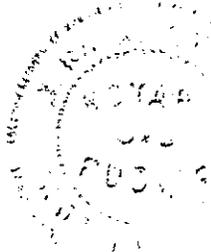
State of Kentucky)
)SS
County of Jefferson)

I, Alisa A. Putman, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Indian Springs Green Space, LLC per Deed Book 10228, Page 339 was this day presented to me by Brent Nash known to me, who executed Certificates in my presence and acknowledge it to be His free act and deed.

Witness my hand and seal this 26 day of JANUARY, 2015

My Commission expires: 26 day of JUNE, 2018

Alisa A. Putman
Notary Public



Mindel, Scott & Associates, Inc.
Planning Engineering Surveying
5151 Jefferson Blvd.
Louisville, Kentucky 40219
(502) 485-1508

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FEB 02 2015
PLANNING &
DESIGN SERVICES

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MAR 29 2021
PLANNING & DESIGN SERVICES

14MINDSCAPING 21-ZONE-0034

The following documentation must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, etc., or if the application is signed by someone other than the owner.

CERTIFICATION STATEMENT

I hereby certify that Indian Springs Green Space, LLC, a Kentucky limited liability company is the owner of the Property located at 11021 Fairway Pointe Drive, Louisville, Kentucky 40241.

Which is the subject of this application, and that I, Brent Nash, in my capacity as President of Indian Springs Community Association, Inc., as sole member of Indian Springs Green Space, LLC am authorized to sign this application on behalf of the owners.

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FEB 02 2015
PLANNING & DESIGN SERVICES

I understand that knowingly providing false information on this Application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.


Signature

1/26/2015
Date

Brent Nash, President
Printed Name and Title

Document No.: DN2015064528
Lodged By: MCBRAYER
Recorded On: 05/27/2015 11:50:59
Total Fees: 1,991.00
Transfer Tax: 1,950.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: JOLCAR

RECEIVED
END OF DOCUMENT
MAR 29 2021
PLANNING & DESIGN SERVICES

14 MDR DIATIUZ
21-ZONE-0034