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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 # 2019020425

BATCH # 165915

JEFFERSON CO, KY FEE \$20.00

STATE OF KY DEED TAX \$200.00

PRESENTED ON: 01-28-2019 9 12:40:04 PM

LODGED BY: EDDINS DOMINE

RECORDED: 01-28-2019 12:40:04 PM

BOBBIE HOLSCRAW

CLERK

BY: WILMA COLVIN

INDEXING CLERK

BK: D 11337

PG: 191-195

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Mail Tax Statements to:
1830 Deerwood Avenue
Louisville, KY 40205

Property Address:
1202 Bardstown Road
Louisville, KY 40204

WARRANTY DEED

THIS WARRANTY 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 25th day of January 2019, by and between:

Chris Cook Holdings, LLC, a Kentucky limited liability company, (Grantor)
12008 Log Cabin Lane
Louisville, KY 40223

And

Bigger is Better, LLC, a Kentucky Limited Liability Company, (Grantee)
1830 Deerwood Avenue
Louisville, KY 40205

WITNESSETH

That for good and valuable consideration of \$200,000.00, the receipt of which is hereby acknowledged, Grantor hereby conveys, with a covenant of General Warranty, unto the Grantee, in fee simple, the following described real estate, together with all improvements thereon, known as **1202 Bardstown Road, Louisville, KY 40204** and located in **Jefferson County, Kentucky**, to-wit:

See attached Exhibit "A" attached hereto and made a permanent part hereof

Grantor covenants that it is lawfully seized of the estate hereby conveyed, that it has full rights and power to convey same and that said estate is free of all encumbrances, except easements and restrictions of record and zoning laws affecting

23-VARIANCE-0051

said property, if any, and 2019 state, county, and school taxes, if any, which the Grantee assumes and agrees to pay.

The value of the property conveyed herein is \$200,000.00, which is the consideration paid therefore. Grantor and Grantee hereby certify that the consideration reflected in this deed is the full consideration paid for the property.

IN TESTIMONY WHEREOF, witness the signatures of the Grantor and of the Grantee the day and year first above written.

GRANTOR:

Chris Cook Holdings, LLC

BY: Orbin N. Greene
Orbin N. Greene, Sole Member

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GRANTEE:

Bigger is Better, LLC

BY: Kevin Bryan
Kevin Bryan, Member

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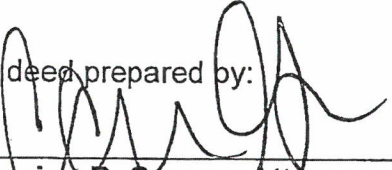
STATE OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this January 25, 2019, by Orbin N. Greene, Sole Member for Chris Cook Holdings, LLC, a Kentucky limited liability company, Grantor; and by Kevin Bryan, as Member for Bigger is Better, LLC, a Kentucky Limited Liability Company, Grantee, who appeared before me and before me acknowledged and sworn to that they executed and delivered the foregoing instrument and the foregoing consideration certificate as their free and voluntary act and deed.

My Commission Expires: 8-29-19

Catherine B. Greene
Notary Public, State at Large, KY
My commission expires 8-29-2019


NOTARY PUBLIC

This deed prepared by: 

Catherine B. Greene, Attorney at Law
Eddins Domine Law Group, PLLC
3950 Westport Road
Louisville, KY 40207
Phone: (502) 893-2350
File # 2018.367

After recording return to:
Eddins Domine Law Group, PLLC
3950 Westport Road
Louisville, KY 40207

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Exhibit A

Beginning at a point in the southwesterly line of Bardstown Road, as now improved, South 56 degrees 43 minutes East 23.33 feet from its intersection with the Southeasterly line of Lucia Ave.; thence South 56 degrees 43 minutes East 17.50 feet with aforesaid line of Bardstown Road to a point; thence leaving Bardstown Road South 54 degrees 42 minutes 30 seconds West 107.21 feet to a point; thence North 35 degrees 17 minutes 30 seconds West 11.42 feet to a point; thence North 54 degrees 42 minutes 30 second East 20.92 feet to a point; thence North 35 degrees 41 minutes 18 second West 4.35 feet to a point; thence North 54 degrees 18 minutes 42 seconds East 79.91 feet to the aforesaid southwesterly line of Bardstown Road and the point of beginning, and being Tract #2 as shown on Plat attached hereto and made a part hereof and further being the same plat as recorded in Deed Book 4957, Page 209, in the office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Chris Cook Holdings, LLC, a Kentucky limited liability company, by deed dated November 20, 2006 and recorded November 22, 2006, of record in Deed Book 8942, Page 331, in the office aforesaid.