

GENERAL WARRANTY DEED

This deed is made as of the 27 day of September 2011, by and between **BALL HOMES, LLC**, a Kentucky limited liability company, having and address of 3609 Walden Drive, Lexington, Kentucky 40517 (the "Grantor") and **COPPER RIDGE AT CRAIG'S CREEK HOMEOWNERS ASSOCIATION, INC.**, a Kentucky corporation, having an address of 3609 Walden Drive, Lexington, Kentucky 40517 (the "Grantee"), which is also the in-care of address where the tax bill for the current year may be sent.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), the sufficiency of such consideration being hereby acknowledged, Grantor has bargained and sold and by these presents does hereby bargain, sell and convey unto the Grantee the following described real estate located in Jefferson County, Kentucky, which is described in Exhibit "A" hereto.

TO HAVE AND TO HOLD, the same, together with the rights, privileges, appurtenances and immunities thereunto belonging or in any way appertaining unto the Grantee, its successors and assigns, forever, in fee simple, with covenants of GENERAL WARRANTY.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any easements, restrictions and stipulations of record affecting said property, and taxes and assessments for the current year, which taxes and assessments and those of succeeding years, Grantee assumes and agrees to pay.

Grantor and Grantee certify that the above stated consideration is the true and full consideration paid for the property and that such consideration is equivalent to the fair value of the property conveyed herein.

This conveyance is exempt from the assessment of real estate transfer taxes pursuant to KRS 142.050(7) (k).

IN TESTIMONY WHEREOF, WITNESSETH the signatures of the parties as of the date first appearing above.

BALL HOMES, LLC
A Kentucky limited liability company
BY: [Signature]
ITS: President

COPPER RIDGE AT CRAIG'S CREEK
HOMEOWNERS ASSOCIATION, INC.
A Kentucky corporation
BY: [Signature]
ITS: Vice President

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me by D. Ray Ball, Jr., as President, for and on behalf of Ball Homes, LLC, a Kentucky limited liability company, on this the 27 day of September, 2011.

Shawna M. Smoot 412445
NOTARY PUBLIC

My commission expires: 1-25-2014


STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me by Lisa Ball, as Vice President, for and on behalf of Copper Ridge at Craig's Creek Homeowners Association, Inc., a Kentucky corporation, on this the 27 day of September, 2011.

Shawna M. Smoot 412445
NOTARY PUBLIC

My commission expires: 1-25-2014

THIS INSTRUMENT WAS
PREPARED BY:



JONATHAN R. NORRIS, ESQ.
3609 Walden Drive
Lexington, KY 40517
(859) 268-1191

EXHIBIT "A"

Being all of Lot 16 of the Copper Ridge at Craigs Creek Subdivision, Louisville, Jefferson County, Kentucky, as shown by that plat of record in Plat Book 51, Page 47, in the Jefferson County Clerk's office; Lot 16 being more particularly described as that "Open Space" lot on the above referenced plat with an address of 10734 Copper Ridge Drive, Louisville, Kentucky.

Being a part of the same property conveyed to Ball Homes, LLC, a Kentucky limited liability company, by deeds of record in Deed Book 7660, Page 437 and Deed Book 8409, Page 407, in the Jefferson County Clerk's office.

Document No.: DN2011120329
Lodged By: BALL HOMES
Recorded On: 09/29/2011 09:00:58
Total Fees: 17.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: AMASHO

END OF DOCUMENT