BILL GARRETT, Davidson County
Trans:T20130107457 DEEDWARRSP
Recvd: 12/27/13 15:15 5 pgs
Fees:28.00 Taxes:3145.00
20131227-0130457

This instrument prepared by:
Stuart Jones, Esq.
Fidelity National Title Group
6840 Carothers Parkway, Suite 200
Franklin, Tennessee 37067

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L & M Investments	(NAME) **SAME**	**Map 019-13-0** **Parcel 042.00**
4342 Janitrol Road	(STREET ADDRESS)	
Columbus, Ohio 43228	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE HILLMAN GROUP, INC., a Delaware corporation,** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto **L & M Investments, a Tennessee general partnership** ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

STATE OF Ohio
COUNTY OF Franklin

The actual consideration or value whichever is greater, for this transfer is $850,000.00

L&M Investments, a Tennessee general partnership

BY: _____

Mike, Miller as Partner Affiant

SHANNON E. DEPPEN
Notary Public, State of Ohio
My Comm. Expires Nov. 16, 2014

Subscribed and sworn to before me this the 24 day of December, 2013.

_____
Notary Public

My commission expires: _____

(Affix Seal)

This is improved property located at: 425 Church St., Goodlettsville, TN. 37072
(Number) (Street) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered by Grantor, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

In Witness Whereof, Grantor has caused this Warranty Deed to be executed by its duly authorized Officer on this the 26th day of December 2013.

[Signature Page to Follow]

Grantor:
THE HILLMAN GROUP, INC.
a Delaware corporation

By: _____
James P. Waters, Chief Executive Officer

STATE OF OHIO)
COUNTY OF HAMILTON) SS:

Before me, the undersigned, personally appeared James P. Waters, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Executive Officer of **The Hillman Group, Inc., a Delaware corporation,** the within named bargainor, a corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Cincinnati, Ohio, this 26th day of December 2013.

_____
Notary Public

My Commission Expires: _____

NOTARIAL SEAL
STATE OF OHIO

DOUGLAS DUANE ROBERTS, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03

EXHIBIT "A"

Land, lying and being in the City of Goodlettsville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly right of way of Church Street, and the northwest corner of the herein described tract; thence leaving said right of way of Church Street, N 67° 49' 33" E, 315.84 feet to an iron pin; thence turning and running S 27° 42' 43" E, 150.09 feet to a point; thence along a curve to the right, having a radius of 10317.46 feet, a chord distance and bearing of S 27° 29' 31" E, 79.21 feet to an iron pin; thence turning and running N 68° 13' 18" E, 50.23 feet to an iron pin; thence along a curve to the right, having a radius of 10367.46 feet to an iron pin; thence along a curve to the right, having a radius of 10367.46 feet, a bearing and distance of S 26° 30' 10" E 268.73 feet to an iron pin; thence running S 6° 04' 30" E, 84.03 feet to an iron pin; thence along a curve to the right, having a radius of 10339.46 feet, a bearing and distance S 26° 43' 53"E of 117.23 feet to an iron pin; thence turning and running S 76° 05' 40" W, 102.36 feet to an iron pin; thence turning and running N 26° 39' 47" W, 202.55 feet to an iron pin at a fence corner; thence turning and running S 75° 37' 00" W, 276.58 feet to an iron pin on the easterly right of way of Church Street; thence turning and running along said right of way of Church Street, N 22° 34' 00" W, 440.03 feet to the point of beginning.

Being the same property conveyed to The Hillman Group, Inc., a Delaware corporation, by deed of record at Instrument No. 20021008-0122799, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

- Taxes for the year 2014, a lien, but not yet due and payable.
- Rights of the railroad under a Charter Right-of-Way.
- Easements to L & N Railroad, of record in Book 3252, Page 309, in the Register's Office for Davidson County, Tennessee.