This instrument prepared by:
Lynn M. Gattozzi
Square Patton Boggs (US) LLP
4900 Key Tower
127 Public Square
Cleveland, OH 44114

Davidson County DEEDQC
Recvd: 08/18/16 10:12 4 pgs
Fees:23.00 Taxes:1263.55
20160818-0086252

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VALVOLINE LLC (NAME)	VALVOLINE LLC (NAME)	Map 149-00-0 315.00
3499 Blazer Parkway (STREET ADDRESS OR ROUTE NUMBER)	3499 Blazer Parkway (STREET ADDRESS OR ROUTE NUMBER)	
Lexington, KY 40509 (CITY) (STATE) (ZIP)	Lexington, KY 40509 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ASHLAND INC., a Kentucky corporation, the Grantor herein, does hereby quitclaim and convey unto VALVOLINE LLC, a Delaware limited liability company, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A attached hereto and incorporated herein by reference.

COMMONWEALTH OF KENTUCKY
COUNTY OF Kenton

The actual consideration or value whichever is greater, for this transfer is $ 341,500.

Affiant

Subscribed and sworn to before me this the 28th day of July, 2016.

My commission expires JOAN M. SCHOENLING Notary Public, Kentucky State at Large My Commission Expires January 9, 2017 Notary ID# 481082

Notary Public

This is improved property known as 2577 (House Number) Murfreesboro Rd. (Street) Nashville (P.O. Address) (City or Town)

The real property is hereby conveyed as a contribution by Grantor to the capital of Grantee, a wholly-owned subsidiary of Valvoline US LLC, a Delaware limited liability company, the sole member of which is 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.

Witness our hand this 28th day of July, 2016, to be effective August 1, 2016, the Grantor having caused its name to be signed hereto by its duly authorized officer(s) on said day and date.

ASHLAND INC.

By: _____

Name: Eric N. Boni

Title: Vice President

COMMONWEALTH OF KENTUCKY
COUNTY OF Kenton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eric N. Boni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Vice President of ASHLAND INC., the within named bargainor, a Kentucky corporation, and that he or she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and official seal, at office in Covington Kentucky, this 28th day of July, 2016.

_____
Notary Public

My Commission Expires: JOAN M. SCHOENLING
Notary Public, Kentucky State at Large
My Commission Expires January 9, 2017
Notary ID# 481082

EXHIBIT A

040049

041-037-0057 2577 Murfreesboro Rd., Nashville, Davidson County, TN

A parcel of land in the 2nd Civil District of Davidson County, Tennessee, lying wholly South of Dover Glen Drive, (50' R.O.W.) and West of Murfreesboro Pike (130' R.O.W. at that point) being more fully described as follows:

Beginning at an iron pin set on the westerly margin of Murfreesboro Pike approximately 425 feet Southeast of the center line of Dover Glen Drive; thence, with a curve to the right having the radius of 1,830 ft. and a central angle of 03 degrees 54' 49" (chord bearing of S 41 degrees 55' 08" E and a chord distance of 124.98 ft.), an arc distance of 125.00 ft. to an existing concrete monument; thence, N 50 degrees 02' 20" E a distance of 15.00 ft. to an iron pin set in concrete; thence, S 40 degrees 12' 34" E a distance of 152.90 ft. to a new concrete monument; thence, N 85 degrees 35' 58" W a distance of 216.47 ft. to an iron pin set; thence, N 04 degrees 24' 02" E a distance of 175.72 ft. to an iron pin set; thence, N 46 degrees 07' 28" E a distance of 12.00 ft. to the point of beginning and containing 0.49 acres, more or less, according to a survey by Theodore E. Martin, Jr., License #946, of Survey Consultants, Inc., Nashville, Tennessee, dated March 30, 1989.

Being Lot #2 of the Resubdivision of the Dover Pointe Subdivision Plat as recorded in Plat Book 7900, Page 66, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by Fayette Funding Limited Partnership by deed recorded in Instrument No. 20050804-0091730, Davidson County Register's Office.

True Copy Certification

I, Sarah Pollyea, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sarah Pollyea

Signature

State of Ohio

County of Franklin

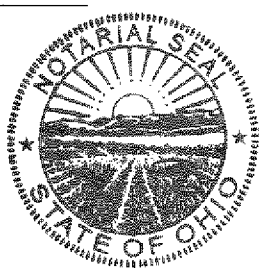
Personally appeared before me, Diana Stout, a notary public for this county and state, Sarah Pollyea who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diana G. Stout

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)



DIANA G. STOUT
Notary Public, State of Ohio
My Commission Expires 12-06-2020