This instrument prepared by:
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127 Public Square
Cleveland, OH 44114

Davidson County DEEDQC
Recvd: 08/18/16 10:12 4 pgs
Fees:23.00 Taxes:1011.21
20160818-0086253

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VALVOLINE LLC (NAME)	VALVOLINE LLC (NAME)	163-00-0-337.0
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, successor by various intercompany mergers and name changes to Ashland Oil, 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 McMinn 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 $ 273,300.

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 1109 (House Number) Bell Road (Street) Antioch (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

040091

041-037-0065 1109 Bell, Road, Antioch, Davidson County, TN

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of The Carper Center, as of record in Book 4595, page 118, Register's Office for said County.

Beginning at a point in the northerly margin of Bell Road right of way, said point being the common corner of afore referenced property and B.P. Oil Company, as of record in Deed Book 6488, page 866; thence, with said road margin N 89degrees 19minutes 00seconds W, for a distance of 148.00 feet to a point; thence leaving Bell Road along a new line having a bearing of N 00degrees 41minutes 00seconds E, and a distance of 117.14 feet to a point; thence with another new line having a bearing of N 42degrees 26minutes 00seconds E and a distance of 54.25 feet to an existing point being a common corner of Parcel 199 and the South Central Bell property, as of record in Deed Book 6366, page 59; thence, with existing common line with South Central Bell S 47degrees 33minutes 00seconds E, a distance of 150.00 feet to a point in the westerly boundary of the B.P. Oil Company property; thence, with the common line S 00degrees 41minutes 00seconds W, a distance of 57.69 feet to the point of beginning containing 0.39 acres or 17,005 sq. ft., TOGETHER with a 30 foot permanent ingress-egress easement across Parcel 199 on Property Tax Map Number 163 of Davidson County, as recorded in Deed Book 4835, page 284, R.O.D.C., Tennessee; and more particularly described as follows:

Beginning at a point common to the southwest property corner of the South Central Bell property, as of record in Book 6366, page 59, and the afore referenced parcel 199; thence with the boundary line of a newly carved tract of which this easement is adjacent S 42degrees 26minutes 00seconds W for a distance of 54.25 feet to a point; thence leaving boundary line and crossing said parcel 199 with a bearing of N. 14degrees 21minutes 19seconds W and a distance of 70.17 feet to a point; thence running along an approximate 24 foot offset parallel to an existing 2 story brick building N 34degrees 04minutes 00seconds E for a distance of 128.79 feet to a point; thence N 21degrees 39minutes 00seconds E a distance of 24.15 feet to a point in the southerly margin of Cane Ridge Road right of way; thence with said margin S 68degrees 21minutes 00seconds E a distance of 30.00 feet to a point; said point being 62 feet from the corner of the South Central Bell property; thence leaving said road S 21degrees 39minutes 00seconds W a distance of 27.41 feet to a point; thence S 34degrees 04minutes 00seconds W a distance of 98.00 feet to a point; thence S 14degrees 21minutes 19seconds E for a distance of 40.61 feet to the point of beginning, containing 0.154 acres or 6,689 sq. ft.

Premises were conveyed to Arthur M. Viner and Thomas G. Davis, Jr., Trustees under the Restated Declaration of Trust, dated as of December 14, 1971, as amended establishing ICM Realty, Maryland Real Estate Investment Trust, having offices at 600 Third Avenue, New York, N.Y. of record in Book 4835, page 284, from Pan-Hana Properties, Ltd., a Georgia corporation, Register's Office for Davidson County, Tennessee, AS TO THE LAND EXCLUSIVE OF THE BUILDINGS, STRUCTURES, AND IMPROVEMENTS THEREON:

and conveyed to EastGroup Florida, Inc., a Florida corporation by Trustees Deed from George E. Mills, Jr., as Trustee in the Bankruptcy cases of Southern Hotel Associates, Ltd. and Gainesville P-H Properties, Inc., Case Number 87-00605-BKC-6P7 and 87-00604-BKC-6P7, of record in Book 7862, page 196, Register's Office for Davidson County, Tennessee, AS TO THE BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON.

Being the same property conveyed to Grantor by Exxon Corporation by deed recorded in Warranty Deed Book 19F, Page 230, 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

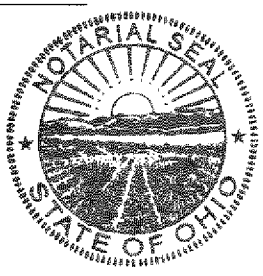
State of Ohio

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