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:1336.44
20160818-0086254

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VALVOLINE LLC (NAME)	VALVOLINE LLC (NAME)	034-06-0042.00
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, 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 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 $ 361,200.

Affiant

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

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

This is improved property known as 723 (House Number) Myatt Drive (Street) (P.O. Address) Madison (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

040092

041-037-0066 723 Myatt Drive, Madison, Davidson County, TN

The following described real property in Davidson County, Tennessee, to-wit:

Being a tract of land in the Tenth Councilmanic District of Davidson County, Tennessee, and being Lot 6 on the Revision to the Resubdivision of Lot 5 of the Revised Master Plat of Rivergate Place, a commercial planned unit development as of record in Plat Book 6200, page 793, Register's Office for Davidson County, Tennessee (the "Revised Plat of Rivergate Place"), and described as follows:

From the centerline of Gallatin Pike southeasterly an approximate distance of 705.04 feet along the east margin of the 85 foot right-of-way of Myatt Drive to the point of beginning of this description, said point being an iron pin and the southwest corner of Lot 4 on the Resubdivision of Lots 4 and 5 of the Revised Master Plat of Rivergate Place; thence, along the southerly margin of Lot 4, N 54 degrees 28 minutes 01 seconds E, a distance of 85.92 feet to a point; thence S 35 degrees 31 minutes 57 seconds E, a distance of 17.00 feet to a point; thence N 54 degrees 28 minutes 00 seconds E, a distance of 116.00 feet to a point; thence S 35 degrees 31 minutes 57 seconds E, a distance of 129.0 feet to a point; thence S 54 degrees 20 minutes 00 seconds W, a distance of 193.37 feet to a point on the east margin of Myatt Drive; thence, along the east margin of Myatt Drive along a curve to the right with a radius of 5689.63 feet a distance of 146.25 feet to the point of beginning, and containing 0.618 acres, more or less.

Together with (1) a permanent non-exclusive easement for ingress and egress to the above-described property (hereinafter "Lot 6") on, over and across that portion of Lot 5 on the Revised Plat of Rivergate Place ("Lot 5"), which is shown cross-hatched in Exhibit "A"; (2) a permanent non-exclusive easement for ingress and egress to Lot 6 on, over across and through all of the other driveways as may be located from time to time on Lot 5 and the curb cuts and approaches on or adjacent to Lot 5; and (3) all of Sharondale's right, title and interest in and to the easements and other rights in respect to Lot 4 of the Master Plat of Rivergate Place, recorded in Book 6900, page 310, Register's Office for Davidson County, Tennessee, granted to Sharondale pursuant to Reciprocal Easement Agreement by and between Sharondale and Payless/Cashways, Inc., recorded in Book 7246, page 187, said Register's Office, as amended in Book 7485, page 492, said Register's Office, and further amended in Book 7763, page 383, and Book 7763, page 385, said Register's Office (such Reciprocal Easement Agreement as so amended, is hereinafter referred to as the "Reciprocal Easement"), but only to the extent that such easements and rights benefit the above-described property, and expressly reserving to Sharondale the concurrent right in common with Grantee to use and enjoy all such easements and rights for the benefit of Sharondale's adjoining property, Lot 5.

Being the same property conveyed to Grantor by Exxon Corporation by deed recorded in Deed Book 9512, Page 1268, 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

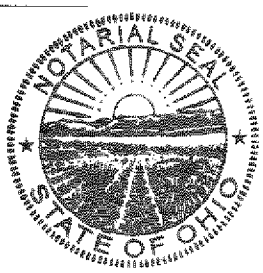
State of Ohio

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