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

Davidson County DEEDQC
Recvd: 08/18/16 10:13 4 pgs
Fees:23.00 Taxes:1093.35
20160818-0086255

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VALVOLINE LLC (NAME)	VALVOLINE LLC (NAME)	Map 142 Parcel 234
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 Fayette

The actual consideration or value whichever is greater, for this transfer is $ 295,500.

Affiant

Subscribed and sworn to before me this the 29th day of July, 2016.

My commission expires: _____

Notary Public

JOAN M. SCHOENLING
Notary Public, Kentucky State at Large
My Commission Expires January 9, 2017
Notary ID# 491082

This is improved property known as 7124 Highway 70 S Nashville
(House Number) (Street) (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

040015
041-037-0090 7124 Highway 70 S, Nashville, Davidson County, TN

A tract of land in the 22nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 9 of Bellevue Center – Section 4 as of record in Plat Book 6200, Page 581, Register's Office for Davidson County (R.O.D.C.), Tennessee, Thomas R. Keown property as of Record by Instrument #20001227-0126352, R.O.D.C., Tennessee and more particularly described as follows:

Beginning at a concrete monument (old) on the northerly right-of-way margin of U.S. 70 South, Memphis-Bristol Highway, (a 180-foot wide right-of-way) at the southwesterly property corner of Tse Tseng Chen and wife, Su Yuan Teng as of record in Deed Book 615, Page 113, R.O.D.C., Tennessee and being Lot 2 of the Resubdivision of Lot 2 and Reserved Parcel "A", Bellevue Center – Section 3 as of record in Plat Book 5200, Page 150, R.O.D.C., Tennessee and proceeding as follows; thence,

Leaving said Lot 2 and with said northerly right-of-way margin and a 2775.00-foot radius curve to the right for an arc length of 84.73 feet, a central angle of 01 degree 44 minutes 58 seconds and a chord bearing and distance of South 81 degrees 40 minutes 45 seconds West 84.72 feet to an iron rod (old) with no cap; thence,

With the easterly property line of NCW – National Car Wash, LLC as of record by Instrument #20000208-0013119, R.O.D.C., Tennessee and being Lot 10 of Bellevue Center – Section 4 as of record in Plat Book 6200, Page 581, R.O.D.C., Tennessee, North 07 degrees 47 minutes 20 seconds West, 181.18 feet to a railroad spike (old); thence,

Leaving said Lot 10 and with the southerly property line of Carmike Cinemas, Inc. as of record in Deed Book 9132, Page 325, R.O.D.C., Tennessee and being Lot 1 of Bellevue Center – Section 3 as of record in Plat Book 5200, Page 103, R.O.D.C., Tennessee, North 85 degrees 26 minutes 58 seconds East, 46.49 feet to a P. K. Nail (old); thence,

With a 993.64-foot radius curve to the left for an arc length of 26.89 feet, a central angle of 01 degree 33 minutes 02 seconds and a chord bearing and distance of North 84 degrees 39 minutes 32 seconds East 26.89 feet to a P. K. Nail (old); thence,

Leaving said Lot 1 and with the common property line of said Chen, South 11 degrees 29 minutes 37 seconds East, 176.98 feet to the Point of Beginning and containing 14,133 square feet or 0.324 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to Grantor by Thomas R. McKeown by deed recorded in Instrument No. 20050603-0063746, Davidson County Register's Office.

True Copy Certification

I, Sarah Pallyea, 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 Pallyea
Signature

State of Ohio

County of Franklin

Personally appeared before me, Diana Stout, a notary public for this county and state, Sarah Pallyea 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)

NOTARIAL SEAL
STATE OF OHIO

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