Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Marathon Petroleum Company LP 539 South Main Street Findlay, OH 45840 Attn: Real Estate Department	081 05 0 005.00 080 08 0 009.00 081 05 0 003.00 081 05 0 004.00	Marathon Petroleum Company LP 539 South Main Street Findlay, OH 45840 Attn: Property Tax Department

This instrument prepared by:

A. Erin Marino, Esq.
Jones Day
2727 North Harwood Street
Dallas, TX 75201

BILL GARRETT, Davidson County
Trans:T20160086118 DEEDWARRSP
Recvd: 09/30/16 11:14 11 pgs
Fees:58.00 Taxes:3672.25
20160930-0103296

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
) ss. KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON)

This Special Warranty Deed is made to be effective as of April 1, 2016, by and between MARATHON PETROLEUM COMPANY LP, a Delaware limited partnership (the "Grantor"), having an address of 539 South Main Street, Findlay, Ohio 45840, successor by conversion to Marathon Petroleum Company LLC, formerly known as Marathon Ashland Petroleum LLC, a Delaware limited liability company, as set forth in the Affidavit of Facts Relating to Title attached hereto as **Exhibit B**, and MPLX TERMINALS LLC, a Delaware limited liability company (the "Grantee"), having an address of 539 South Main Street, Findlay, Ohio 45840.

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor by Grantee, the receipt and sufficiency whereof are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee all of that certain real property situated in Davidson County, Tennessee, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, improvements and fixtures located thereon, and all rights, ways, privileges and appurtenances pertaining thereto (collectively, the "Property").

SUBJECT, HOWEVER, to (i) recorded and unrecorded easements, leases licenses, covenants, rights of way, liens and other encumbrances or restrictions; (ii) liens or restrictions arising as a matter of law; (iii) liens related to taxes not yet due or payable or which are being contested in good faith; and (iv) easements, leases licenses, covenants, rights of way, liens and other encumbrances or restrictions that are created, suffered or assumed by Grantee (the "Permitted Exceptions").

This is improved property known as 2920 Hydes Ferry Road (as to 081 05 0 005.00) and unimproved property known as Hydes Ferry Road (as to 080 08 0 009.00), 1711 Hornbuckle Lane (as to 081 05 0 003.00) and Hornbuckle Lane (as to 081 05 0 004.00), Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXECUTED to be effective as of the day and year first written above.

MARATHON PETROLEUM COMPANY LP

By: MPC INVESTMENT LLC, its General Partner

By: John Swearingen
Name: John S. Swearingen
Title: Senior Vice President

STATE OF OHIO)
) ss.
COUNTY OF HANCOCK)

I, Lynn A. Jensen, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John S. Swearingen, the Sr. Vice President of MPC INVESTMENT LLC, in its capacity as the general partner of MARATHON PETROLEUM COMPANY LP, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 30th day of March, 2016, and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act on behalf of said entity, for the uses and purposes therein set forth.

Given under my hand and seal this 30th day of March, 2016.

Notary Public, State of _____

My commission expires:

_____

LYNN A. JENSEN
Notary Public, State of Ohio
My Commission Expires
February 21, 2021

STATE OF OHIO)
) ss.
COUNTY OF HANCOCK)

The actual consideration or value, whichever is greater, for this transfer is $992,500.

John Swearingen
Affiant John Swearingen

Subscribed and sworn to me this 30th day of March, 2016.

Notary Public, State of _____

My commission expires:

_____

NOTARIAL SEAL
STATE OF OHIO

LYNN A. JENSEN
Notary Public, State of Ohio
My Commission Expires
February 21, 2021

EXHIBIT A

Legal Description

Parcel 1:

Situate in 13th Civil District, County of Davidson and State of Tennessee, to wit:

Tract No. 1

Being parts of Lots Nos. 3 and 4 on the Map of the First Addition to Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision, as of record in Book 1130, Page 86, Register's Office for said County, described as follows:

Beginning at the point on the Northern boundary line of the property conveyed to T.E. Howse and wife by deed from Geo. B. Graves, of record in Book 2135, Page 290, said Register's Office, 280 feet Easterly from River Drive; thence North 08 degrees 50 minutes East 127 feet; thence South 60 degrees 30 minutes East 147 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said River, South 06 degrees 30 minutes East 147 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said River, South 06 degrees 30 minutes West 91.5 feet, more or less, to the Northern boundary line of said Howse property North 74 degrees 30 minutes West 140 feet, more or less to the beginning.

Tract No. 2

Beginning at a point on the Southern boundary line of lot No. 4 on the plan of the First Addition to Haley's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision, as of record in Book 1130, Page 86, Register's Office for said County, conveyed to G.B. Kathka and wife, by deed from Alva Haley McCuistion and husband, of record in Book 1391, Page 338, said Register's Office, 280 feet Easterly from River Road; thence South 19 degrees 30 minutes West 137.5 feet; thence South 04 degrees 10 minutes West 100 feet to a point In the Northern boundary line of the property conveyed to E.O. Hornbuckle and wife, by deed from Ollie Felts Wright, Trustee, of record in Book 1390, Page 604, said Register's Office; thence with the Northern boundary line of said Hornbuckle property, North 57 degrees 30 minutes East 190 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said Cumberland River, North 17 degrees 15 minutes East 94 feet, more or less, to the Southeast corner of said Kathka property; thence with the Southern boundary line of said Kathka property, North 74 degrees 30 minutes West 140 feet, more or less, to the beginning.

Tract No. 3

Beginning at a point in the Northern boundary line of the property conveyed to Sinclair Refining Company by deed from Mrs. Maude Burnett, of record in Book 2085, Page 435, Register's Office for said County, at the Southeast corner of a Private Lane, called Hornbuckle Lane, said point being 762 feet Northeasterly from the center of the Old Hydes Ferry Pike; thence North 4 degrees 10 minutes East 256 feet to a point in the Southern boundary line of the property conveyed to T.E. Howse and wife by deed from Geo B. Graves, of record in Book

2135, Page 290, said Register's Office; thence with the Southern boundary line of said Howse property, North 57 degrees 30 minutes East 190 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said Cumberland River, South 12 degrees 30 minutes West 290 feet, more or less, to the Northern boundary line of said Sinclair Refining Company's property; thence with said boundary line South 57 degrees 30 minutes West 138 feet, more or less, to the beginning.

Tract No. 4

Beginning at the Southeast corner of Hornbuckle Lane and Old Hydes Ferry Pike; thence with the Southeast line of said Lane, North 57 degrees 30 minutes East 890 feet to low water mark of Cumberland River; thence with said River, South 04 degrees West 491.5 feet; thence South 11 degrees 20 minutes West 460 feet to the Northerly line of the T. C. Railroad Company's right-of-way; thence with the North line of said right-of-way, North 76 degrees 40 minutes West 418 feet to the center line of Old Hydes Ferry Pike; thence with the center line of said Pike, North 31 degrees West 428 feet to the center line of said Pike; thence North 57 degrees 30 minutes East 16.5 feet to an iron pin at fence corner, the point of beginning.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Resubdivision of Lot 1 of the Resubdivision of Hyde Park, Section One, part of Lots 14, 15, 16, 17, 18 & 19, Hydes Ferry Road, of record in Instrument No. 20131231-0131142, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Parcel 3:

Land in Davidson County, Tennessee and being described as follows:

Beginning at a point on the Northerly margin of Hornbuckle Lane, said point being the Southwest corner of this tract and also being N 57 degrees 45' 25" E 566.82' from the intersection of the easterly right-ofway line of Hydes Ferry Road with the Northerly margin of Hornbuckle Lane, thence with the common line of Parcels 3 and 4 of Tax Map 81-5 N30 degrees 00' W 166.37' to a point; thence leaving the line of Parcel 3 and with the line of Northside Addition Section 2 of record in Book 2330, Page 121, R.O.D.C., Tn, N 57 degrees 45' 28" E 310.84' to a point; thence with the line of Marathon Oil Co. S04 degrees 41' 10" W 207.98' to a point on the margin of Hornbuckle Lane; thence with the said margin S57 degrees 45' 25" W 192.40' to the point of beginning.

Parcel 4:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Hornbuckle Lane, said point being the Southwest corner of this tract and also being N 57 deg. 45' 25" E 466.82' from the intersection of the easterly right-of-way line of Hydes Ferry Road with the Northerly margin of Hornbuckle Lane, thence with the common line of Parcels 2 and 3 of Tax Map 81-5 N 30 deg. 00' W 166.37'

to a point; thence leaving the line of Parcel 2 and with the line of Northside Addition Section 2 of record in Book 2330 Page 121, R.O.D.C., Tn, N 57 deg. 45' 28" E 100.00' to a point, thence with the line of Parcel 4 S 30 deg. 00' E 166.37' to a point on the margin of Hornbuckle Lane; thence with the said margin S 57 deg. 45' 25" W 100.00' to the point of beginning.

Address:	2920 Hydes Ferry Road (Parcel 1), Hydes Ferry Road (Parcel 2), Hornbuckle Lane (Parcel 3) and 1711 Hornbuckle Lane (Parcel 4), Nashville (Bordeaux), Tennessee
P.I.N./Tax Parcel Number:	081 05 0 005.00 (Parcel 1), 080 08 0 009.00 (Parcel 2), 081 05 0 004.00 (Parcel 3) and 081 05 0 003.00 (Parcel 4)
Prior Deed Reference:	Deed Book 10805, Page 909 (Parcel 1), Instrument No. 20140205-0010068 (Parcel 2), Instrument No. 20060302-0024549 (Parcel 3) and Instrument No. 20060302-0024550, re-recorded as Instrument No. 20060310-0028300 (Parcel 4)

EXHIBIT B

Affidavit of Facts Relating to Title

[Attached]

AFFIDAVIT OF FACTS RELATING TO TITLE

STATE OF OHIO)
) ss.
COUNTY OF HANCOCK)

The undersigned Affiant, being first duly cautioned and sworn, states as follows:

1. She is an Assistant Secretary of MPC Investment LLC, a Delaware limited liability company ("MPC Investment"), the general partner of Marathon Petroleum Company LP, a Delaware limited partnership, and that she has been appointed and is presently serving in that capacity in accordance with the limited liability company agreement of MPC Investment.

2. On or about September 1, 2005, Marathon Ashland Petroleum LLC changed its name from "Marathon Ashland Petroleum LLC" to "Marathon Petroleum Company LLC", as shown on the certificate of the Delaware Secretary of State attached hereto as Exhibit A.

3. On or about October 1, 2010, Marathon Petroleum Company LLC converted from "Marathon Petroleum Company LLC", a Delaware limited liability company, to "Marathon Petroleum Company LP", a Delaware limited partnership, as shown on the certificate of the Delaware Secretary of State attached hereto as Exhibit B.

Further Affiant sayeth naught.

MARATHON PETROLEUM COMPANY LP
By: MPC Investment LLC, its General Partner

By: John Swearingen
John S. Swearingen
Senior Vice President

Subscribed and sworn to before me this 7th day of April, 2016.

Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

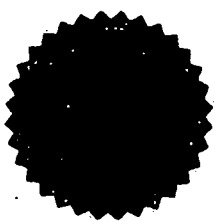
LYNN A. JENSEN
Notary Public, State of Ohio
My Commission Expires
February 21, 2021

Delaware

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "MARATHON ASHLAND PETROLEUM LLC", CHANGING ITS NAME FROM "MARATHON ASHLAND PETROLEUM LLC" TO "MARATHON PETROLEUM COMPANY LLC", FILED IN THIS OFFICE ON THE TWENTY-NINTH DAY OF AUGUST, A.D. 2005, AT 12:44 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID RESTATED CERTIFICATE IS THE FIRST DAY OF SEPTEMBER, A.D. 2005.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4123727

DATE: 08-30-05

2760948 8100

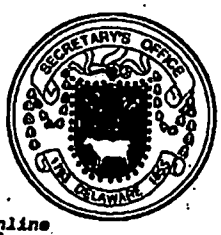
050709557

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE LIMITED LIABILITY COMPANY UNDER THE NAME OF "MARATHON PETROLEUM COMPANY LLC" TO A DELAWARE LIMITED PARTNERSHIP, CHANGING ITS NAME FROM "MARATHON PETROLEUM COMPANY LLC" TO "MARATHON PETROLEUM COMPANY LP", FILED IN THIS OFFICE ON THE SIXTEENTH DAY OF SEPTEMBER, A.D. 2010, AT 5:31 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF CONVERSION IS THE FIRST DAY OF OCTOBER, A.D. 2010.



Jeffrey W. Bullock, Secretary of State

2760948 8100V

100915801

AUTHENTICATION: 8232678

DATE: 09-16-10

You may verify this certificate online at corp.delaware.gov/authver.shtml