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	082 14 0 060.00 082 14 0 061.00 093 02 0 066.00 093 02 0 066.01	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 11:16 11 pgs
Fees:58.00 Taxes:3357.01
20160930-0103297

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 5 Main Street (as to 082 14 0 061.00) and unimproved property known as 0 Main Street (as to 082 14 0 060.00 and 093 02 0 066.01) and known as 3 B Main Street (as to 093 02 0 066.00), 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:

_____

NOTARIAL SEAL
STATE OF OHIO

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 $907,300.

John Swearingen
Affiant John Swearingen

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

Lynn C. Jensen
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

Tract 1

Being part of Lot No. 14 on the Plan of Shelby's Estate, as of record in Plan Book No. 1, pages 10 and 11, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, May 20, 1940, as follows:

Beginning on the Northerly margin of Main Street at a point 797 feet West of the Westerly margin of North 1st Street, said point being the S.E. corner of the "Power Line Tower Lot"; thence with the Easterly line of said Power Lot, N. 29 deg. 15' W. 100 feet to an iron rail; thence with the northerly line of said Tower Lot, S. 60 deg. 45' W. 140 feet to low water mark of Cumberland River; thence with said low water mark, northwardly 200 feet; thence N. 60 deg. 45' E. 374.2 feet to a stake; thence S. 29 deg. 15' E 300 feet to a stake in the northerly margin of Main Street; thence with said street, S. 60 deg. 45' W. 230 feet to the beginning.

Being the same property conveyed to Ashland Oil and Refining Company, its successor corporation being Ashland Oil, Inc., by deed from United Oil Company, a Missouri corporation of record in Book 1676, Page 406, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being two certain parts of Lots Nos. 13 and 14, a part of Mill Street lying between said Jots, and a part of a tract of 3 acres and 30 poles lying immediately North of Lot No. 13, all as shown on the Plan of Shelby's Estate, of record in Plan Book 1, pages 10 and 11 of the Chancery Court at Nashville and described as follows:

PART ONE: Beginning at a point in the Northerly margin of Main Street, 437.58 feet more or less West of the Westerly margin of North First Street, said point being 33.5 feet West of the Southwest corner of the property conveyed to L.A . Warren by deed of record in Book 1021, page 338, of the Register's Office for said County; thence North 29° 15' West 153 feet to a point; thence North 83° 57' West 16.5 feet to a point; thence North 18" 05' West 78.3 feet to a point; thence North 16° 19' East 46.9 feet to a point; thence North 29" 15' West 30.9 feet to a point in the South line of Tract No. 2 hereinafter described; thence with the South line of the same South 60° 45' West 163 feet to a point at the Northeast corner of the property conveyed to Ashland Oil & Refining Company by deed from United Oil Company, of record in Book 1676, page 406, said Register's Office; thence with said Company's Easterly line, South 29° 15' East 300 feet to the North margin of Main Street; thence with the margin of the same, North 60° 45' East 129.5 feet to the beginning.

PART TWO: Beginning at the Northeast corner of Tract No. One hereinbefore described, being an inner corner of this tract; thence with the Easterly line of Tract No. 1, South 29° 15' East 30.9 feet to a point; thence leaving Tract One and running North 16° 19' East 114.1 feet to a point; thence North 34° 09' West 379.5 feet to a point in the South line of the Kirkpatrick

property, which point is South 60° 15' West 380 feet from North First Street; thence South 60° 15' West 587.7 feet more or less to the low water mark of the Cumberland River; thence up said river with the low water mark, South 29° 34' East 422.5 feet more or less to the Northwest corner of the tract of land that was conveyed to Ashland Oil and Refining Company by deed from United Oil Company, of record in Book 1676, page 406, said Register's Office; thence along the North line of said Oil Company's property, and along the North line of Tract One hereinbefore described, North 60° 45' East 537. 2 feet to the beginning.

Being the same property conveyed to Ashland Oil and Refining Company, a Kentucky corporation, its successor corporation being Ashland Oil, Inc., by deed from the Jacksonian Company, Inc., a Kentucky corporation of record in Book 1730, Page 442, Register's Office for Davidson County, Tennessee.

Ashland Oil & Refining Company changed its name to Ashland Oil, Inc. by amendment to its Restated Articles of Incorporation, effective as of February 2, 1970.

SAVE AND EXCEPT that tract or parcel of land which was conveyed to Louisville & Nashville Railroad Company by Ashland Oil and Refining Company by deed of record in Book 2134, Page 165, Register's Office for Davidson County, Tennessee, said property being described as follows:

Commencing at a point in the north line of Main Street, said point being seven hundred ninety seven (797.0) feet measured westwardly along said north line of Main Street, from the west line of North First Street, said point also being in the property line between the Grantor and the Electric Power Board of the City of Nashville, Tennessee; thence North 29° 15' West along said property line between the Grantor and the Electric Power Board of the City of Nashville, Tennessee, a distance of one hundred (100) feet to a point, said point being twenty (20) feet eastwardly, at right angles from center line of proposed dump lead connection to be known as track No. 39-A, the beginning of this description; thence North 28° 49' West twenty (20) feet eastwardly from and parallel to the center line of proposed track No. 39-A, a distance of two hundred ninety four and three tenths (294.3) feet to a point; thence in a northerly direction twenty (20) feet eastwardly from and parallel to the center line of proposed track No. 39-A with a curve to the right, having a radius of four hundred fifty eight and three tenths (458.3) feet, a distance of three hundred seventy two and seven tenths (372.7) feet to a point in the property line between the Grantor and Kirkpatrick Lumber Company, said point being seven hundred (700) feet west, measured along said property line between the Grantor and Kirkpatrick Lumber Company, from the west line of North First Street, said point also being twenty (20) feet eastwardly, measured along a radial line from the center line of proposed track No. 39-A; thence South 60° 15' West along said property line between the Grantor and Kirkpatrick Lumber Company a distance of seventy (70) feet, more or less, to a point, said point being thirty (30) feet westwardly measured along a radial line from a point in said center line of proposed track No. 39-A; thence in a southerly direction with a curve to the left, having a radius of five hundred eight and three tenths (508.3) feet, and thirty (30) feet westwardly from and parallel to said center line of proposed track No. 39-A, a distance of three hundred sixty and two tenths (360.2) feet to a point; thence South 28° 49' East, thirty (30) feet southwestwardly from and parallel to said center line of proposed track No. 39-A, a distance of

two hundred ninety four and eight tenths (294.8) feet to a point in the property line between the Grantor and the Electric Power Board of the City of Nashville, Tennessee; thence in a northeasterly direction along said property line between the Grantor and the Electric Power Board a distance of fifty (50) feet, more or less, to the point of beginning, containing thirty four thousand, one hundred fifty (34,150) square feet, more or less, and being part of the same property conveyed to the Grantor by the Jacksonian Company, by deed dated July 18, 1949, recorded in Book 1730, Page 442, and by the United Oil Company, by deed dated November 23, 1948, recorded in Book 1676, Page 406, both in the office of the Register, Davidson County, Tennessee.

FURTHER EXCEPTING that tract or parcel of land which was conveyed to the City of Nashville, Tennessee by Ashland Oil and Refining Company by deed of record in Minute Book 2795, Page 401, Register's Office for Davidson County, Tennessee, said property being described as follows:

Being at a point in the northerly margin of Main Street 141.6 feet east of the low water line on the east bank of Cumberland River, said point being the southeast corner of a tract of land owned by the City of Nashville and also being the southwest comer of the tract herein described; thence easterly along the northerly margin of Main Street 359.5 feet to the westerly boundary of a tract of land owned by Jacksonian Co., Inc.; thence, northerly with said boundary line 38.5 feet to a stake; thence, in a southwesterly direction, along a line parallel to the center line of the proposed bridge approach 360.5 feet to the easterly boundary of the lot owned by the City of Nashville; thence, in a southeasterly direction with said boundary line 18 feet to the point of beginning, and containing 10,527.5 square feet, more or less.

Said tracts being a portion of the same property conveyed to Marathon Ashland Petroleum LLC by Deed of record in Instrument No. 20010227-0018161, Register's Office for Davidson County, Tennessee, and also a portion of the same property conveyed to Marathon Petroleum Company LP, by Deed of record in Instrument No. 20140619-0053594, said Register's Office. Grantor is successor by conversion to Marathon Petroleum Company LLC, formerly known as the said Marathon Ashland Petroleum LLC.

Address:	0 Main Street, 3 B Main Street and 5 Main Street, Nashville, Tennessee
P.I.N./Tax Parcel Number:	082 14 0 060.00, 082 14 0 061.00, 093 02 0 066.00 & 093 02 0 066.01
Prior Deed Reference:	Document Numbers 20010227-0018161 and 20140619-0053594

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

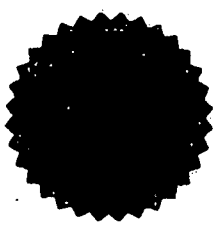
LYNN A. JENSEN
Notary Public, State of Ohio
My Commission Expires
February 21, 2021

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

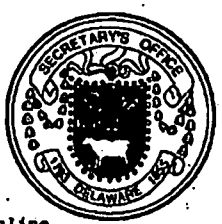
050709557

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