This Instrument Prepared By:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Quin Evans Segall
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

After recording return to:
Magellan Terminals Holdings, L.P.
Attn: Real Estate Services, MD OTC-8
One Williams Center
Tulsa, OK 74172

Bill Garrett Davidson County
Batch# 22158 DEEDWARRSP
11/03/2017 03:26:30 PM 8 pgs
Fees: $43.00 Taxes: $444.00
20171103-0113316

SPECIAL WARRANTY DEED

Name/Address of New Owners:	*Send Tax Bills To*
Magellan Terminals Holdings, L.P. Attn: Real Estate Services, MD OTC-8 One Williams Center Tulsa, OK 74172	Magellan Terminals Holdings, L.P. Attn: Real Estate Services, MD OTC-8 One Williams Center Tulsa, OK 74172
Tax Map & Parcel No.: Map 091, Parcel 007.01	

THIS INDENTURE is made as of the 3rd day of November, 2017 between **Ingram Industries Inc., a Tennessee corporation** (hereinafter referred to as "Grantor") and **Magellan Terminals Holdings, L.P.** (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land as more particularly described in the attached Exhibit A, which Exhibit is incorporated herein (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit C, which is incorporated herein.

Reserved unto Grantor, its lessees, permitted users, successors and/or assigns, is a perpetual easement as more particularly described in the attached Exhibit B, which exhibit is incorporated herein, to run with the land for ingress to and egress from that certain real property adjacent to the Property and described in Book 5372, Page 717 of the Register's Office for Davidson County, Tennessee, which such easement rights shall not unreasonably block or otherwise inhibit Grantee's access with respect to the Property (the "Easement").

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding, or claiming by, through, or under Grantor except for claims arising under or by virtue of the Permitted Exceptions.

[signatures continued next page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2ND day of November, 2017.

INGRAM INDUSTRIES INC., a Tennessee corporation

Mary K Cavarra

Name: Mary K. Cavarra
Its: Executive Vice President and Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nita M. Shoemake, a Notary Public in and for the State and County aforesaid, personally appeared Mary K. Cavarra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Vice President and Chief Financial Officer of Ingram Industries Inc., the within named bargainor, a Tennessee corporation, and that she as such Executive Vice President and Chief Financial Officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Executive Vice President and Chief Financial Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of November, 2017.

Nita M. Shoemake

NOTARY PUBLIC
My Commission Expires: 5/5/20

(SEAL)

NITA M. SHOEMAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Vice President
AFFIANT

Subscribed and sworn to before me this 2nd day of November, 2017.

NOTARY PUBLIC

NITA M. SHOEMAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

My Commission Expires: 5/5/20

Exhibit "A" to Special Warranty Deed

Property

Land in the 8th, formerly the 12th, Civil district of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, dated December 15, 1960 and December 27, 1960, as follows:

Beginning in the northwesterly margin of 63rd Avenue North, 488.6 feet west of the southwesterly margin of Centennial Boulevard; thence north 58 degrees west 410 feet; more or less, to the southeasterly margin of N.C. & St. L. right of way; thence along the southeasterly margin of said right of way, north 38 degrees 46 minutes east 40.3 feet to a point; thence south 58 degrees east 404.2 feet to the northwesterly margin of 63rd Avenue, North; thence along the northwesterly margin of 63rd Avenue, North, 40 feet to the point of beginning.

BEING the same property conveyed to Ingram Industries by deed recorded in Book 5372, page 717, Davidson County Registry.

Exhibit "B" to Special Warranty Deed

EASEMENT DESCRIPTION

Property

Situated in the 8th (formerly the 12th) civil district of Davidson County, Tennessee in the City of Nashville, being a 0.23 more or less acre easement and being more particularly described as follows:

BEGINNING at a 1/2 -inch iron rod found marking the northeast corner of a tract of land conveyed to Ingram Industries Inc., as per deed recorded in Deed Book 5372, Page 717, R.O.D.C. on the northern right-of-way line of 63rd Avenue North;

THENCE; along the northerly line of said Ingram Industries tract, North 54 degrees 25 minutes 57 seconds West, a distance of 252.23 feet to a point, said point being a common corner with said Ingram Industry tract and a tract of land conveyed to Southeast Terminals, LLC as per Deed Book 20040218, Page 18886, R.O.D.C.

THENCE, North 35 degrees 42 minutes 26 seconds East, 39.90 feet to a point;

THENCE, South 54 degrees 25 minutes 47 seconds East, 252.23 feet to a point;

THENCE, South 35 degrees 42 minutes 26 seconds West, 39.89 feet to the POINT OF BEGINNING and containing 0.23 acres, more or less.

Exhibit "C" to Special Warranty Deed

PERMITTED EXCEPTIONS

1. Matters related to the Easement set forth in Exhibit B hereof.

2. Payment of 2017 Real Estate Property Taxes due under Map No. 091, Parcel 007.01.

True Copy Certification

I, Jeffrey J. Walker, 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.

Signature

State of Tennessee

County of Johnson

Personally appeared before me, Leticia Thomason, a notary public for this county and state, Jeffrey J. Walker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/4/21
Notary' Seal

