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 DEEDQC
11/03/2017 03:26:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20171103-0113317

QUITCLAIM 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
Magellan Terminals Holdings, L.P.	~~Same~~ Tulsa, OK 74172
Tax Map & Parcel No.: Map 091, Parcel 007.01	

THIS INDENTURE is made as of the 30th 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).

WITNESSETH:

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, quitclaimed, conveyed and confirmed, and does hereby grant, bargain, sell, alien, quitclaim, 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.

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").

[signatures continued next page]

Exhibit "A" to Quitclaim Deed

Property

BEING A TRACT OF LAND IN THE 20TH COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING PARCEL NUMBER 7.01 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 91. BEING BOUNDED ON THE EAST BY RIGHT-OF-WAY (R/W) OF 63RD AVENUE NORTH (50' PUBLIC R/W), ON THE WEST BY THE MAGELLAN TERMINALS HOLDINGS INC. PROPERTY OF RECORD IN INSTRUMENT #20170420-0038883 (R.O.D.C.T.), ON THE NORTH AND SOUTH BY THE SOUTHEAST TERMINALS, LLC PROPERTY OF RECORD IN INSTRUMENT #20040218-0018886 (R.O.D.C.T.), AND ON THE SOUTH BY THE INGRAM INDUSTRIES INC. PROPERTY OF RECORD IN DEED BOOK 5372, PAGE 719 (R.O.D.C.T.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A 5/8" IRON ROD (OLD) IN THE WESTERLY R/W OF 63RD AVENUE BEING THE NORTHEAST CORNER OF THE SAID INGRAM PROPERTY AND THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 669,023.10 AND AN EASTING OF 1,713,734.97 (NAD83); THENCE LEAVING THE SAID R/W NORTH 54 DEGREES 25 MINUTES 57 SECONDS WEST, 250.55 FEET TO AN IRON ROD (NEW) BEING THE SOUTHEAST CORNER OF THE SAID SOUTHEAST TERMINALS PROPERTY; THENCE LEAVING THE SAID INGRAM PROPERTY AND CONTINUING NORTH 54 DEGREES 25 MINUTES 57 SECONDS WEST, 158.22 FEET TO A ½" IRON ROD (OLD) IN THE EASTERLY LINE OF THE SAID MAGELLAN TERMINALS PROPERTY; THENCE WITH THE MAGELLAN TERMINALS LINE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 40.24 FEET TO A 1" IRON PIPE (OLD); THENCE LEAVING THE SAID MAGELLAN PROPERTY WITH THE SAID SOUTHEAST PROPERTY SOUTH 54 DEGREES 25 MINUTES 47 SECONDS EAST, 403.77 FEET TO A 5/8" IRON ROD (OLD) IN THE WESTERLY R/W OF 63RD AVENUE; THENCE WITH 63RD AVENUE SOUTH 35 DEGREES 42 MINUTES 26 SECONDS WEST, 39.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,211 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO INGRAM INDUSTRIES BY DEED RECORDED IN BOOK 5372, PAGE 717, DAVIDSON COUNTY, TENNESSEE, PUBLIC REGISTRY.

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.

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)

I hereby swear or affirm that the actual consideration for this transfer is $10.00 and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(6)(C).

Jane W. Vice President
AFFIANT

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

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

NOTARY PUBLIC

My Commission Expires:

5/5/20

Exhibit "B" to Quitclaim 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.

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

