

OWNER/RESPONSIBLE TAXPAYER:
M & M Stone Farms, LLC
4921 U.S. Hwy 411S
Maryville, TN. 37801
Tax ID No. 080-015.00

THIS INSTRUMENT PREPARED BY:
CROLEY, DAVIDSON & HUIE, PLLC
800 South Gay Street, Suite 1700
Knoxville, TN 37929
File No. 230564 (JEB)

WARRANTY DEED

THIS INDENTURE made as of the 12th day of January, 2024, between **HAROLD WAYNE HUTTON and wife, CHERYL W. HUTTON**, First Parties, and **M & M STONE FARMS, LLC**, a Tennessee limited liability company, Second Party:

WITNESSETH

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

Tract 1:

Situated in District No. 3 of Loudon County, Tennessee, and being more particularly bounded and described as follows:

Beginning at a stake in the lane near Robert Ken's house corner to the lands of John Cry's heirs; thence with the same South 23 ½ deg. East, 66 chains to a stake in the center of Baker's Creek under bridge; thence up the creek with center of same various courses and distances: North 38 ½ deg. East 2 5/10 chains; thence North 19 deg. East 6 chains; thence South 55 ¼ deg. East 5 2/10 chains; thence North 76 ½ deg. East 2 chains; thence North 42 deg. East 1 7/10 chains; thence North 19 deg. West 5 chains; thence North 37 deg. East 11 1/10 chains; thence South 85 ¾ deg. East 3 8/10 chains; thence leaving the creek South 25 ¼ deg. East 34 4/10 chains crossing L&N R.R. at 6 chains to a stake in the edge of a field about ½ chain East of a black oak, corner to land of Belt; thence with the same, North 57 deg. East 22 6/10 chains to a stake corner to D.M. Kerr; thence South 26 deg. East 55 chains to a stake in ditch, corner to Wilson and the land of Wilson; thence North 82 deg. West 3 2/10 chains to a ditch; thence North 83 deg. West 10 chains to a stake in branch near an ash; thence South 79 deg. West 7 chains to a stake in branch; thence South 75 deg. West 4 8/10 chains to a stake in branch; thence South 55 ½ deg. West 9 chains to a stake in branch; thence South 81 ½ deg. West 9 1/10 chains to a stake in branch, corner to J.A. Covington; thence with the same North 60 deg. West 8 6/10 chains to a stake in branch; thence North 75 ¼ deg. West 4 chains to a stake in branch; thence South 78 ½ deg. West 11 2/10 chains to a stake in branch; thence South 72 ½ deg. West 25 chains to a stake in branch; thence South 50 ¼ deg. West 3 chains to a stake in old creek channel; thence down said creek with a middle thereof with the various courses and distances as follows: South

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18 ½ deg. East 3 5/10 chains to a stake in old creek corner to the lands of Dixon Brothers; thence South 53 ½ deg. West 3 2/10 chains in a creek; thence due West 4 4/10 chains to a stake in a creek; thence South 59 ¼ deg. West 3 chains to a stake in a creek; thence South 22 deg. West 1 6/10 chains to a stake in a creek; thence South 70 ½ deg. East 5 chains to a stake in a creek; thence South 33 deg. East 4 4/10 chains to a stake in a creek; thence South 41 ½ deg. West 6 chains to a stake in a creek; thence South 88 deg. West 3 4/10 chains to a stake in creek; thence North 74 ½ deg. West 4 chains to a stake in a creek; thence North 86 deg. West 9 1/10 chains to a stake in a creek; thence North 59 deg. West 3 chains to a stake in a creek; thence North 3 ½ deg. East 4 chains to a stake in a creek; thence North 10 ½ deg. West 6 5/10 chains to a stake in a creek; thence North 49 deg. East 3 5/10 chains to a stake in a creek; thence North 16 deg. West 3 5/10 chains to a stake in the center of L&N R.R. at culvert in old creek change; thence South 51 ¼ deg. West 14 chains in new creek channel; thence with the land of A.V. Black North 12 ½ deg. East 52 9/10 chains to a stake corner to John Black; thence with the same North 47 ½ deg. West 34 9/10 chains to a stake corner post oak; thence South 41 ½ deg. West 36 4/10 chains to a stake by two small black gum trees; thence North 36 ¼ deg. West 30 3/10 chains to a stone in line of J.T. Kerr's; thence North 55 ½ deg. East 95 chains to the beginning. Estimation 249 acres, more or less, except the L&N R.R. right of way. This land is situated on the waters of Baker's Creek and lying on both sides of the L&N R.R. and about ½ miles south from Jena.

Tract 2:

Situated in District No. Three (3) of Loudon County, Tennessee, and being more particularly bounded and described as follows:

Beginning at a stake in branch near pine, corner to D.A. Wilson; thence North 62 ½ deg. West 2 5/10 chains to a stake in ditch; thence North 72 deg. West 7 8/10 chains to a stake, corner to Iles; thence North 26 deg. West 55 chains to a stake in the line of J.A. Belt; thence North 56 ½ deg. East 34 4/10 chains to a stake, corner to D.A. Wilson; thence South 34 deg. East 62 9/10 chains to a stake in the field corner to D.A. Wilson; thence South 56 ½ deg. West 36 1/10 chains to the beginning containing 60 acres, more or less.

Tract 3:

Situated in District No. Three (3) of Loudon County, Tennessee, and being more particularly bounded and described as follows:

Beginning on a stone corner to John Hutton's own land on a line of D.A. Wilson, North 33 ½ deg. West 62 chains, corner to Belt; thence with Belt, North 56 deg. East 6.3 chains, corner to Belt and Owens, on top of the hill; thence with Owens, South 36 ¾ deg. East 6 chains, corner to Owens; thence with Owens and W.S. Hall in part, North 53 ¼ deg. East 21 2/10 chains, corner to W.S. Hall in the road; thence with road and W.S. Hall, South 36 ¾ deg. East 37 9/10 chains, corner to W.S. Hall and C.B. Woods in center of road; thence with C.B. Woods and road, South 37 deg. East 19 chains, corner to Fred Wilson, on a line of C.B. Woods; thence with Fred Wilson and D.A. Wilson in part, South 56 ½ deg. West 32 2/10 chains to the beginning and containing 46 ¼ acres, more or less.

There is specifically less and excepted from Tracts 1, 2 and 3 described above the following parcels of property:

1. That property conveyed to D.M. Kerr and wife, Marnie Kerr by deed dated March 11, 1909 and of record in Warranty Book 18, page 107, in the Loudon County Register of Deeds Office;
2. That property conveyed to Charley Black by deed dated November 27, 1911 and of record in Warranty Book 21, page 134, in the Loudon County Register of Deeds Office;
3. That property conveyed to D.A. Wilson by deed dated February 9, 1916 and of record in Warranty Book 24, page 279, in the Loudon County Register of Deeds Office;
4. That property conveyed to Bud Thompson and wife, Hasie Thompson by deed dated December 17, 1913 and of record in Warranty Book 24, page 542, in the Loudon County Register of Deeds Office;
5. That property conveyed to Loudon County for a road right of way as described in that deed recorded January 27, 1965 in Warranty Book 78, page 39, in the Loudon County Register of Deeds Office;
6. That property conveyed to Loudon County for road purposes dated August 8, 1950 and of record in Right of Way Book 2, page 29, in the Loudon County Register of Deeds Office; and
7. That portion of the subject property lying within the bounds of the L&N Railroad right of way crossing through Tract 1 described above.

Tracts 1, 2 and 3 being a part of that property described in the following deeds:

1. Deed to John W. Hutton dated September 23, 1908 and of record in Warranty Book 17 page 365, in the Loudon County Register of Deeds Office;
2. Deed to J.W. Hutton dated March 11, 1909 and of record in Warranty Book 28, page 207, in the Loudon County Register of Deeds Office;
3. Deed to John W. Hutton and wife, Isa Hutton dated February 9, 1916 and of record in Warranty Book 28, page 208, in the Loudon County Register of Deeds Office.

John W. Hutton (aka John Wicklof Hutton) died without a will on or about May 2, 1964. John W. Hutton was married to Isa M. Hutton and she died without a will in 1968. The only child of John W. Hutton and/or Isa M. Hutton, either living or deceased, was John M. Hutton. See that Affidavit of Heirship recorded in Warranty Book 91, page 184, in the Loudon County Register of Deeds Office.

John M. Hutton (aka John Montgomery Hutton) died with a will on or about March 17, 2005. The Last Will and Testament of John Montgomery Hutton was probated in Will Book S, page 169, in the Loudon County Probate Office, Docket No. 3133. See also that Disclaimer of Linda Brewer filed in the Estate of John Montgomery Hutton. For further reference see those deeds of record in Deed Book 310, page 461, Deed Book 330, page 213 and in Deed Book 351, page 274, all in the Loudon County Register of Deeds Office.

Tract 4:

Situated in District No. Three (3) of Loudon County, State of Tennessee, being a small triangular tract of land and more particularly bounded and described as follows:

BEGINNING at an iron pin in the southerly line of the easement formerly conveyed by the parties of the first part to Loudon County for public road purposes, said road being known as Steele Road, said iron pin marking the common corner between the property presently owned by John M. Hutton et ux and the property herein conveyed; thence with line of Hutton's present property and running in a southeasterly direction approximately 210 feet to an iron pin; thence with line of Hutton's present property and running generally in an easterly direction approximately 300 feet to an iron pin in the southerly line of said Steele Road right-of-way; thence with the southerly line of said Steele Road right-of-way and running in a general westerly direction approximately 316 feet to the beginning corner, containing approximately one-half acre.

Being the same property conveyed to John M. Hutton and wife, Barbara Hutton by Warranty Deed from Claude Steele and wife, Ellen Ruth Steele, dated October 20, 1969 and of record in Warranty Book 96, page 163, in the Loudon County Register of Deeds Office. John M. Hutton died on or about March 17, 2005 leaving his wife, Barbara Hutton as the surviving tenant by the entireties in and to the entire interest in this property. Barbara Hutton died on or about January 11, 2008 leaving a Last Will and Testament in Will Book U, page 355, filed in Docket No. 3638 in the Loudon County Probate Office.

See also that Quit Claim Deed to Harold Wayne Hutton and wife, Cheryl W. Hutton dated January 12, 2024 and recorded in Deed Book 469, page 780, in the Loudon County Register of Deeds Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns forever.

AND said First Parties, for themselves and their heirs, successors and assigns, do hereby covenant with said Second Party, its successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth on **Exhibit "A"**

attached hereto and taxes for the year 2024, which shall be prorated at closing and payment of which is assumed by the Second Party.

The First Parties also quitclaim to Second Party, but without warranty, all right, title and interest of First Parties, if any, in and to any and all roads, any railroad crossings, railroad right of ways, easements, and in and to any strips, gaps or gores of land adjacent to, immediately abutting or adjoining the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this instrument as of the day and year first above written.

Harold Wayne Hutton
HAROLD WAYNE HUTTON

Cheryl W Hutton
CHERYL W. HUTTON

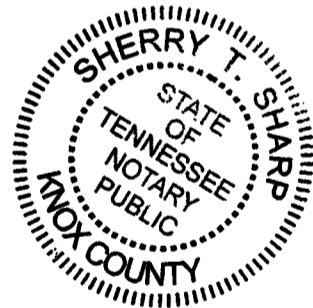
STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, **Harold Wayne Hutton**, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of January, 2024.

Sherry T Sharp
Notary Public

My Commission Expires: 1-4-25

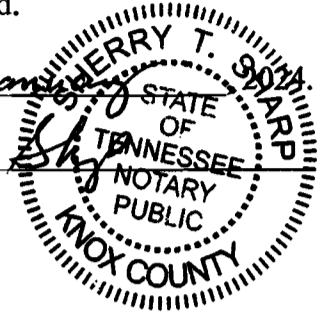


STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, **Cheryl W. Hutton**, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of January

Sherry J. Sharp
Notary Public



My Commission Expires: 1-4-25

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ 2,750,000.00.

Michael S. Malicot
Affiant

Subscribed and sworn to before me this 12th day of January, 2024.

My commission expires: 10/03/2026

Jessica Dickinson
Notary Public

BK/PG: D469/786-792	
24000336	
7 PGS:AL-WARRANTY DEED	
CARRIE BATCH: 196358	
01/12/2024 - 03:52:05 PM	
VALUE	2750000.00
MORTGAGE TAX	0.00
TRANSFER TAX	10175.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	10213.00
STATE OF TENNESSEE, LOUDON COUNTY	
TAMMY GALLAHER	
REGISTER OF DEEDS	



EXHIBIT "A"

1. Rollback taxes as may be assessed against the subject property by virtue of that Application for Greenbelt Assessment granted to Harold Wayne Hutton and Cheryl Hutton recorded in Book T1125, page 834, in the Loudon County Register of Deeds Office.
2. Grant of Transmission Line Easement to the United States of America by Harold Wayne Hutton dated March 28, 2011 and recorded in Book D347, page 32, in the Loudon County Register of Deeds Office.
3. Right of Way Agreement by and between John W. Hutton and wife, and the East Tennessee Natural Gas Company, a Tennessee corporation, dated on or about May 31, 1950 and recorded in Warranty Book 52, page 49 in the Loudon County Register of Deeds Office.
4. Terms and conditions of that Contract by and between J.W. Hutton and wife, Isa Montgomery Hutton, and the Louisville and Nashville Railroad Company dated December 13, 1954 and of record in Warranty Book 58, page 311, in the Loudon County Register of Deeds Office.
5. Terms and conditions of that Agreement by and between John W. Hutton and Isa M. Hutton and the Louisville and Nashville Railroad Company dated March 3, 1955 and of record in Warranty Book 58, page 493, in the Loudon County Register of Deeds Office.
6. Grant of right of way for road purposes from John W. Hutton and wife, Isa Hutton to Loudon County by instrument dated August 8, 1950 and of record in Right of Way Book 2, page 29, in the Loudon County Register of Deeds Office.
7. Grant of a strip of property for road purposes from John M. Hutton and wife, Barbara Hutton to Loudon County dated January 12, 1965 and of record in Warranty Book 78, page 39, in the Loudon County Register of Deeds Office.
8. Rights of the public in and to any portion of the subject property lying without the bounds of any public road or right of way.
9. Title to any portion of the subject property lying within the bounds of the Louisville and Nashville Railroad line, or its successor in interest, as same runs through Tract 1 described herein.
10. Subject to the waters of Baker Creek and a branch as same runs through the subject property.
11. Rights of upper and lower riparian owners in and to the use of and the continued uninterrupted flow of the creeks flowing through the subject property.

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