Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $128,800.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2009.

Notary Public
My commission expires: 1-19-10

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

02-0908-46871

Address of New Owner:	Send Tax Bills to:	Tax Information
Chrystal Cooke	CWB Mortgage Ventures, LLC	173-05-0-A-
	d/b/a Birchfield Home Mortgage	175.00
1749 Red Jacket Drive	27001 Agoura Road, Suite 200	
Antioch TN 37013	Calabasas Hills, CA 91301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dennis Rathjen, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chrystal Cooke, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 175, on the Plan of Barnes Crossing Planned Unit Development, established by Master Deed of record in Instrument No. 20050721-0084791 and plat shown as Exhibit "D" thereto, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938, further amended in Instrument No. 20071227-0147998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela S. Rathjen, unmarried by deed from Ole South Properties, Inc., a Tennessee Corporation, dated July 10, 2006, recorded July 14, 2006, of record in Instrument No. 20060714-0085133, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dennis Rathjen, married by deed from Angela S. Rathjen, unmarried, dated July 10, 2008, recorded July 21, 2008, of record in Instrument No. 20080721-0074594, Register's Office for Davidson County, Tennessee.

Grantor warrants that this is not his primary residence, nor the primary residence of his spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1749 Red Jacket Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20090068776 DEEDWARR
Recvd: 10/08/09 10:28 2 pgs
Fees:13.00 Taxes:476.56

20091008-0093716

WITNESS my hand this 30 day of September, 2009.

Dennis Rathjen

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Rathjen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 30 day of September, 2009.

Notary Public

"OFFICIAL SEAL"
Jeanette Glenn
Notary Public, State of Illinois
My Commission Expires 03/12/2010

My Commission expires 3/12/2010