This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/25/13 12:12 3 pgs
Fees:18.00 Taxes:129.50
20130725-0077051

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of July, 2013, by and between The Universal Church, a New York Non-Profit Corporation, party of the first part, and Heewa Yazdanparast and Feriya Yazdanparast,** party of the second part.

**tenants in common

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot 2 on the Final Plat of the Partition of the Universal Church Property of Record at Instrument No 201212030111009 in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to The Universal Church by virtue of that certain Quit Claim Deed dated February 28, 2007, at Instrument No. 20070209-0017284 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David Micena Neto, Vice-President

Airton Rancoléta, Treasurer

STATE OF Bronx - New York

COUNTY OF Bronx

Before me, a Notary Public of said County and State, personally appeared David Micena Neto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of The Universal Church the within named bargainer, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Vice-President.

Witness my hand and seal, at office, this 18th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/15

MARIA T. CUERO
Notary Public, State of New York
No. 01CU6088126
Qualified in Bronx County
Commission Expires March 3, 20 15

STATE OF California

COUNTY OF Los Angeles

Before me, a Notary Public of said County and State, personally appeared Airton Rancoleta with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Treasurer of The Universal Church the within named bargainer, and that he/she as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Treasurer.

Witness my hand and seal, at office, this 19 day of July, 2013

NOTARY PUBLIC

My Commission Expires: 01-12-2015

CARMEN I. MENDOZA
Commission # 1917097
Notary Public - California
Los Angeles County
My Comm. Expires Jan 12, 2015

Property Owner & Address: Heewa Yazdanparast
1808 Gipscomb Dr
Brentwood, TN 37027

Tax Parcel No 14716020400

Property Address: 4935 Raywood Lane
Nashville, TN 37211

MAIL TAX BILLS TO: Owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $35,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of July, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20131224

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016