

# TITLE INSURANCE UPDATE

## **Paul D. Pruitt**

Associate General Counsel  
Title Resources Guaranty Company  
PO box 684241  
Austin, Texas 787698  
Telephone: 856.914.8935  
Facsimile: 303.876.4533  
Email: [Paul.Pruitt@TitleResources.com](mailto:Paul.Pruitt@TitleResources.com)

The University of Texas School of Law  
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## EDUCATION

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J.D., *cum laude*, South Texas College of Law, Houston, Texas – 1988  
Order of the Lytae

B.A., Baylor University, Waco Texas – 1986  
Rho Epsilon – Real Estate Service Fraternity  
Sigma Chi – Social Service Fraternity

## EMPLOYMENT HISTORY

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*Associate General Counsel*, Title Resources Guaranty Company, Austin, Texas – 2017 to Present

*Vice President*, Fidelity National Title Group, Inc., Austin, Texas – 2001 to 2017  
Assoc. Regional Counsel, 2016 to 2017  
Texas State Counsel, 2014 to 2016  
Underwriting Counsel, 2012 to 2014  
Litigation Counsel, 2001 to 2011

*Managing Attorney*, Pruitt & Associates, P.C., Tyler, Texas – 1992 to 2001

*Associate Attorney*, Grubb & DiCecco, Houston, Texas – 1989 to 1992

## PROFESSIONAL AFFILIATIONS

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### State Bar of Texas

Member – 1989 through Present  
Real Estate Probate and Trust Law Section  
Council, 2014 through 2018  
Assignment of Rents Act Committee, 2011 through 2013  
Title Insurance Committee, Chair 2015 through Present  
Member, 1989 through Present  
Real Estate Forms Committee – 1999 to 2018

### American Land Title Association

Associate Member – 2001 through Present  
State Legislative & Regulatory Action Committee – 2018 through Present  
Forms Committee, Advisory Member – 2019 to Present

### Texas Land Title Association

Individual Member – 2001 through Present  
Certified Title Insurance Professional -- 2019

### Texas Bar Foundation, Sustaining Life Fellow – 2014

### Texas Board of Legal Specialization

Board Certified – Commercial Real Estate Law – 1996, Recertified 2000, 2004, 2008, 2012  
Board Certified – Residential Real Estate Law – 1996, Recertified 2000, 2004, 2008, 2012

### Texas Real Estate Commission

Broker – 1987 to 2013  
Agent – 1984 to 1987

National Mediation Academy, Certified Mediator – 2001

College of the State Bar of Texas, Member – 2001  
Texas College of Real Estate Attorneys, Fellow – 2003  
American College of Real Estate Lawyers, Fellow – 2017

## **PUBLICATIONS & PRESENTATIONS**

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*"No Surprises Please – Coverage Limitations"*, 2019 Mid-Year Conf., American College of Real Lawyers – Mar. 2019  
*"Advanced Title Insurance Workshop"*, 2018 Advanced Real Estate Strategies Course, State Bar of Texas – Dec. 2018  
*"Commercial Endorsements"*, 2018 Texas Land Title Institute, TLTA – Dec. 2018  
*"Why Title Insurance"*, Texas Bar Journal, State Bar of Texas, Nov. 2018  
*"Title Insurance – What's Not Covered – Solutions"*, 2017 Texas Land Title Institute, TLTA – Dec. 2017  
*"Current Title Insurance Coverages & Rates"*, 2017 Advanced Real Estate Law Course, State Bar of Texas – July 2017  
*"Top Underwriting Issues"*, 2016 Texas Land Title Institute, TLTA – Dec. 2016  
*"Issues for Mechanic's Liens"*, 2016 Advanced Real Estate Strategies Course, State Bar of Texas—Dec. 2016  
*"Title Insurance Case Update"*, 2016 Mortgage Lending Institute, University of Texas—Oct. 2016  
*"Top Issues Presented to Title Insurance Underwriters"*, 2016 Advanced Real Estate Drafting Course, State Bar of Texas—March 2016  
*"Title Myths Debunked"*, 2016 Fidelity National Title Group Magnificent Escrow Training—March 2016  
*"Leasing Forms – Texas Real Estate Forms Manual"*, 2015 Commercial Real Estate Leasing Course, State Bar on Texas—Oct. 2015  
*"Watching Your Deal Crumble-Title Insurance Claims"*, 2015 Advanced Real Estate Strategies Course, State Bar of Texas—Dec. 2015  
*"Dirty Dozen of Texas Homesteads"*, 2015 Fidelity National Title Group Agent Seminar – Jan. 2015  
*"Texas Legislative Update"*, 2013 Fidelity National Title Group Agent Seminar – Aug. 2013  
*"Probate Issues & Document Correction Procedures"*, 2013 Fidelity National Title Group Magnificent Escrow Training – March 2013  
*"Title Clearance for Closers"*, 2012 Fidelity National Title Group Escrow Training – 2012  
*"Texas Business Entities"*, 2012 Fidelity National Title Group Agent Seminar – Aug. 2012  
*"Current Developments in Title Claims & Litigation"*, 2011 Mortgage Lending Institute, University of Texas – Sept. 2011  
*"Where is the Note?"*, 2009 Mortgage Lending Institute, University of Texas – Sept. 2009  
*"Foreclosures: The End of The Road"*, 2004 Advanced Real Estate Drafting Course, State Bar of Texas – Mar. 2004  
*"Participating in Title Insurance Litigation"*, Practical Real Estate Skills in Texas, HMS Continuing Education – Dec. 2003  
*"Foreclosures: A Primer, Including Checklists and Forms"*, 2003 Mortgage Lending Institute, University of Texas – Sept. 2003  
*"Manufactured Housing – Titles, Liens & Leases"*, 2002 Advanced Real Estate Drafting Course, State Bar of Texas – March 2002,  
2002 Advanced Real Estate Law Course, State Bar of Texas – July 2002; Poverty Law Conference, State Bar of Texas – March  
2003; 2003 State Bar College Summer School, College of the State Bar of Texas – July 2003  
*"Avoiding Bad Faith Claims in Title Insurance"*, 2002 Legal Retreat, Fidelity National Financial – June 2002  
*"Evictions & Landlord / Tenant Issues"*, National Business Institute – Oct. 2002

## **REPORTED OPINIONS**

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*Schlapper v. Forest*, 2010 WL 3370289 (Tex.App. – Austin 2010, pet. denied)  
*Schlapper v. Forest*, 272 S.W.3d 676 (Tex.App. – Austin, 2008, no pet.)  
*Robinson v. Saxon Mortg. Serv., Inc.*, 240 S.W.3d 311 (Tex.App. – Austin, 2007, no pet.)  
*Byers v. Patterson*, 219 S.W.3d 514 (Tex.App. – Tyler 2007, no pet.)  
*Guerencia Properties, S. de R.L. v. New Querencia Capital Partners, LLC*, 224 S.W.3d 348 (Tex.App. – Dallas 2006)  
*In re Rippstein*, 195 Fed.Appx. 200 (5<sup>th</sup> Cir. 2006)  
*Smith v. McCarthy*, 195 S.W.3d 301 (Tex.App. – Ft. Worth 2006, pet. denied)  
*TAPPS, LLC v. Nunez Co.*, 368 B.R. 575 (W.D.Tex. 2005)  
*Jiminez v. Citifinancial Mortg. Co., Inc.*, 169 S.W.3d 423 (Tex.App. – El Paso 2005, no pet.)  
*In re Texas Equip. Co., Inc.*, 283 B.R. 222 (Bankr.N.D.Tex. 2002)  
*In re Kowalsky*, 235 B.R. 590 (Bankr.E.D.Tex. 1999)  
*KPMG Peat Marwick v. Texas Commerce Bank*, 976 F.Supp. 623 (S.D.Tex. 1997)

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"Title Insurance Update"