



BULLDOG

TITLE INSURANCE AGENCY, L.L.C.

1800-256-5297 or 318-361-0061

www.bulldogtitle.com










info@bulldogtitle.com

Bulldog Title Insurance Agency, LLC

Louisiana natives Kathy and Benjamin Marshall founded Bulldog Title Insurance Agency, LLC in 1992. Kathy manages the company's daily operations and is a notary public. She believes in outstanding client care and instills this belief in everyone who works for the company. Ben's background as an attorney, with strong emphasis on property issues, serves him well in the legal work he performs for Bulldog Title.

We named our company after Elvis, a registered English Bulldog. This wonderful bulldog enriched our lives for almost 13 years. He was an inspiration to everyone who met him. He overcame or adapted to more than one health problem, never letting his problems affect his friendly attitude toward others. After surgery that left Elvis with a permanent hole in his throat, he continued communicating verbally by making odd-sounding noises meant as barks.

Traits Shared by Bulldog Title Insurance and Elvis the Bulldog








-  Excellent background and qualifications
-  An attitude of service to others
-  Loyalty to those we serve
-  Recognition that each person who walks through the door deserves attention
-  Friendly, cheerful attitude
-  Prompt communications
-  Pride in our work
-  Attention to detail
-  Unequaled commitment to do every job well

How We Can Help You

Bulldog Title Insurance is a full-service title agency. From its humble beginnings in Monroe in 1992, our business has grown to serve all 64 parishes in Louisiana. Through our title research and insurance services, we provide protection and peace of mind to businesses and individuals throughout the state who are involved with real estate transactions of any kind. Our title searches yield the high-quality property information our clients need. When our research uncovers problems, we have the expertise to get them resolved. Our professional, comprehensive services ensure client satisfaction.

Once a thorough title search is completed and known problems addressed, we can issue title insurance as a guarantee that hidden problems will not affect your property rights. You can purchase such a policy with a one-time payment, usually around 1 percent of the face value of the policy.

Hidden title defects and claims sometimes surface unexpectedly. Here are a few examples of problems that can disrupt a property owner's peace of mind and cause trouble for owners, sellers, buyers and lenders alike:

-  Errors in public records
-  Invalid deeds
-  Unrecorded easements
-  Forged documents
-  Unpaid estate or inheritance tax liens
-  Ambiguous entries with regard to mineral and water rights
-  Lack of legal access to the property

Title insurance coverage lasts for the length of time that the policyholder has legal ties to the property. If you buy title insurance, your policy will cover the costs of resolving hidden issues, including costs incurred in legal proceedings.

Why Choose Bulldog Title Insurance Agency

We are a full-service agency. We provide professional title and settlement services that are accurate, reliable and effective. Every member of our team is committed to client satisfaction.

We perform title searches to fit your needs. From a simple search to find a plat certificate to a comprehensive search seeking to discover the full chain of title and all other information of record regarding the property, the staff at Bulldog Title will give your project the attention it deserves.

From title searches to insured closings, you choose exceptional service when you choose Bulldog Title. As an added benefit, we offer a free consultation with an experienced attorney. For more information,



**1-800-256-5297
or
318-361-0061.**