

# LISA H. EMMONS

## PARTNER

Whether it is a municipality or a home buyer, purchasing land and property is rarely as simple as it sounds. Purchasers are faced with decisions that often require the legal experience of a professional real estate attorney who understands the intricacies of real estate law.

Paducah real estate attorney Lisa Emmons knows this first hand. Lisa has served as an active leader within western Kentucky's legal community for more than 30 years. Her attention to detail in her legal practice has earned her a reputation for being a real estate attorney who is able to help clients navigate the complex real estate law issues that face municipal agencies, private developers and individuals looking to purchase land and property.

Lisa's insight into key governmental concerns, as they relate to planning and zoning issues, has provided city and county officials with the tools they need to make wise, legal decisions about land acquisition, financing, eminent domain and economic development. Her experience as a real estate attorney has provided her clients with the knowledge and the confidence they need to move forward on complex real estate transactions, foreclosures and a variety of other related issues.

While much of Lisa's practice is focused on real estate law, she is also experienced in legal matters related to appropriately structuring and operating startup and existing businesses. She assists clients in the formation or dissolution of a business, adhering to corporate formalities, contract writing and protecting valuable proprietary business information.

A Paducah native, Lisa is committed to helping individuals, businesses and municipalities in western Kentucky with matters related to real estate law. However, her community involvement extends beyond her work as a real estate attorney within Paducah's legal community. She has also played a key role in mentoring other women in business, having been honored with the Woman of Achievement Award presented by the Paducah-River City Business and Professional Women's organization in 1990. She also serves on the Education Committee for the St. Mary School System.

Lisa is a graduate of Paducah Community College, Murray State University and holds a Juris Doctor from the University of Louisville. She is married to Keith Emmons. The couple has two children.

### **Practice Areas**

- Sale or Acquisition of Land and Other Commercial Assets
- Statewide Commercial Real Estate
- Transactions Representing Developers
- Zoning & Commercial Real Estate
- All HUD Multifamily Transactions and Loans
- Residential Real Estate Transactions

- Deal Structuring
- Due Diligence
- Economic Development
- Eminent Domain Law
- Foreclosures
- Government Contracts
- Governmental Land Acquisitions
- Landlord and Tenant Law
- Municipal Law
- Real Estate Law
- Retailers and Lenders
- Public Financing

### **Personal**

- Born in Paducah, Kentucky, June 7, 1960
- She is married to Keith Emmons. They have two children, Sarah and Timothy.

### **Education**

- Paducah Community College, S.A., 1980
- Murray State University, B.A., 1982
- University of Louisville, J.D., 1986

### **Professional Associations**

- Kentucky Bar Association
- McCracken County Bar Association
- West Kentucky Women's Bar Association – Member, Past Treasurer
- American Health Lawyers Association

### **Professional/Personal Achievements**

- Kentucky Bar Foundation recognition for outstanding service on Board of Directors, 2011- 2016
- Member, Kentucky Bar Foundation, Board of Directors, 2011-2016
- Member, Business Network International, Membership Committee, 2012
- Member, McCracken County Comprehensive Plan Advisory Committee, 2006
- Life Fellow, Kentucky Bar Foundation, 2004
- Member, McCracken County Planning Commission, Vice Chair, 1998
- Director, Easter Seals West Kentucky
- Former Member, Paducah-River City Business and Professional Women
- Women of Achievement Award by Paducah-River City Business & Professional Women, 1990
- St. Mary School System, Education Committee

## **Seminars Presented**

- “Importance of Legal Descriptions”, Paducah Bank & Trust Lunch & Learn, September 2018
- Speaker, Kentucky Bar Association, “Land Use and Zoning.” June 2008.
- “Top Real Estate Mistakes/Eminent Domain” for Kentucky Bar Association’s 2006 Kentucky Law Update, November 2006
- Supervisory Training for the Western Kentucky Construction Association

## **Seminars Attended**

- McCracken County Bar Association; New Attorney Rules & Ethics Hotline Developments, June 2016
- Kentucky Bar Association; 2016 Annual Convention, May 2016
- Kentucky Administrative Office of the Courts; eFiling Training, July 2015
- First American Title Insurance Co. – Louisville; First American Title Insurance Seminar, June 2015
- University of Kentucky CLE; 13th Biennial Real Estate Law and Practice Institute, April 2015
- First American Title Insurance Co. – Louisville; TILA/RESPA Integrated Mortgage Disclosure Regulations, April 2014
- Kentucky Bar Association; 2014 Annual Convention, June 2014
- First American Title Insurance Co. – Louisville; First American Title Insurance Seminar, June 2014
- Kentucky Academy of Hospital Attorneys; KAHA Annual Meeting & Educational Seminar, May 2014
- National Business Institute; Real Estate Closings: The New RESPA Requirements, November 2013
- Remsen Group (The); 2013 Firm Retreat, September 2013
- Remsen Group (The); Best Marketing Practices for Small and Midsize Firms, July 2013
- First American Title Insurance Company; 2013 Title Insurance Seminar, June 2013
- KY Academy of Hospital Attorneys; Legal Track, May 2013
- National Business Institute; Legal Ethics of Contract Drafting, April 2013
- University of Kentucky CLE; 12th Biennial Real Estate Law and Practice Institute, October 2012
- National Business Institute; Handling Short Sales and Deeds-in-Lieu, September 2012
- National Business Institute; Commercial Foreclosure 101, August 2012
- National Business Institute; The Anatomy of Title Insurance, August 2012
- Strafford Publications, Inc.; Development Agreements Between Municipalities and Private Parties, August 2012
- First American Title Insurance Co. – Louisville; 2012 Title Insurance Seminar, June 2012
- National Business Institute; Handling Commercial Real Estate Transactions: A Legal Primer, June 2012
- Strafford Publications, Inc.; Religious Land Use and Institutionalized Persons Act Claims, March 2012
- First American Title Insurance Co.-Louisville, First American 2011 Title Insurance Seminar, June 2011
- Kentucky Academy of Hospital Attorneys, KAHA Annual Meeting & Seminar, May 2011
- National Business Institute, Legal Ethics: Technology in Law Practice, March 2011

- Law Seminars International, New HIPAA Rules Under the HITECH Act, August 2010
- National Constitution Center, Analyzing Financial Statements: What Every Attorney Should Know, January 2010
- University of Kentucky- Continuing Legal Education, Kentucky Health Law Institute, November 2009
- Kentucky Hospital Research and Education Foundation, HIPAA Privacy and Security Law Update, September 2009
- Public Speaking/Service Activity; Public Speaking/Service, July 2009
- Stewart Title Guaranty Company; 2009 Stewart Title Agency Seminar, June 2009
- Kentucky Academy of Hospital Attorneys; KAHA Annual Meeting and Seminar, May 2009
- Kentucky Hospital Association; 80th Annual Convention – Attorney Section, May 2009
- Kentucky Hospital Association; New Stark Law Developments; CMS Perspective on 2009 IPPA Final Rule Changes to Stark Law Requirements, Oct 2008
- Strafford Publications, Inc.; Physician Recruitment After Stark Phase III, October 2008
- National Business Institute; Title Law in Kentucky, September 2008
- Kentucky Bar Association Annual Convention, June 2008
- Decisionquest; Using Jury Research to Prepare for Mediation & Trial, June 2008
- National Business Institute; Adoption Law: Start to Finish, January 2008
- McCracken County Bar Association; Supreme Court Update, January 2008
- Strafford Publications, Inc.; Physician-Vendor Relationships Under Heightened Government Scrutiny, October 2007
- Strafford Publications, Inc.; Physician Recruitment Under Stark Law, August 2007
- Kentucky Academy of Hospital Attorneys; Annual Meeting and Seminar, May 2007
- National Business Institute, Real Estate Transactions: Simple Becomes Solid, February 2007
- Kentucky Bar Association, Kentucky Law Update, November 2006
- Lexis-Nexis; Lexis I, September 2006
- American Health Lawyers Association; Annual Meeting, June 2006
- Kentucky Bar Association; Estate Planning for Transfer of Real Property, January 2006
- Strafford Publications, Inc.; Fallout from the Anti-Kickback Statute and Stark Law, June 2005
- National Business Institute; Ins and Outs of Limited Liability Companies in Kentucky, January 2005
- University of Kentucky; Kentucky Health Law Institute, December 2004
- American Health Lawyers Association; Fundamentals of Health Law, November 2004
- University of Kentucky; 9th Biennial Real Estate Law and Practice Institute, November 2004
- Kentucky Academy of Hospital Attorneys; Annual Meeting and Seminar, May 2004
- Hilliard Lyons Trust Co. LLC; “Congress Goes to OZ”, May 2004
- American Bar Association; Stark II/Phase II: The Final Regulations, May 2004
- Stewart Title Guaranty Company; Real Estate Seminar, December 2003
- Lorman Education Services; Zoning & Land Usage in Kentucky; Bowling Green, KY, June 2003
- ALI-ABA; Commercial Real Estate Leases; Boston, MA, May 2003
- McCracken County Bar Association; Medicaid: Basics of Eligibility, February 2003
- McCracken County Bar Association; Improving Brief Writing, January 2003

## Articles

- [Residential Real Estate Purchases and Neighborhood Restrictions](#)

- [Kentucky Revised Statutes \(KRS\) 382.135 Deed Requirements for Commonwealth of Kentucky](#)
- [Kentucky OAG Opinion on “Full Name” Deed Requirements for Grantor and Grantee](#)
- [Denton Law Firm Real Estate Team](#)
- [Kentucky Home Buyer Due Diligence Checklist](#)